INTRODUCTION AND NOTICE TO THE PUBLIC
At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of January 18, 2023 Meeting No. 2882

CONSENT AGENDA
All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

Review and possible approval, approval with modifications, denial, or deferral of the following:

2. PUD-559-3/Z-5888-SP-1c C. Joseph Watt (CD 7) Location: North of the northeast corner of East 91st Street South and South Mingo Road requesting a PUD Minor Amendment and Corridor Minor Amendment to increase allowed uses, establish updated development standards, and consolidating the southern portion of development area B into development area C (Continued from January 18, 2023) (Applicant requests a continuance to February 15, 2023)
3. **Z-7140-SP-1j TCGH, LLC** (CD 2) Location: South of the Southwest corner of South Maybelle Avenue and West 81st Street South requesting a **Corridor Minor Amendment** to allow a separation distance of less than 10’ between two homes.

**PUBLIC HEARING-PLATS**
Review and possible approval, approval with modifications, denial, or deferral of the following:

4. **Saint Francis Hospital South** (CD 7) Request for Accelerated Release of Building Permits, Location: Northeast corner of East 91st Street South and Highway 169 (Continued from January 18, 2023)

5. **City Lights** (CD 1) Preliminary Plat, Location: East of the southeast corner of East 46th Street North and North Peoria Avenue

6. **33rd Center** (CD 2) Minor Subdivision Plat, Location: North of the northeast corner of South 33rd West Avenue and Southwest Boulevard

**PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS**
Review and possible adoption, adoption with modifications, denial, or deferral of the following:

7. **TCCP-11 John Parks** (County) Location: Northwest of intersection of Highway 75 and East 66th Street North requesting a land use amendment from **Rural Residential/Agriculture to Industrial (related to CZ-535 and PUD-865)** (Continued from September 7, 2022, September 21, 2022, October 5, 2022, November 2, 2022, December 21, 2022 and January 4, 2023)

**PUBLIC HEARING-REZONING**
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

8. **CZ-535 John Parks** (County) Location: Northwest of intersection of Highway 75 and East 66th Street North requesting rezoning from **AG to IL (related to TCCP-11 & PUD-865)** (Continued from September 7, 2022, September 21, 2022, October 5, 2022, November 2, 2022, December 21, 2022 and January 4, 2023)

9. **PUD-865 Lou Reynolds** (County) Location: Northwest of intersection of Highway 75 and East 66th Street North requesting rezoning from **AG to IL**
and PUD-865 (Related to CZ-535 and T CCP-11) (Continued from January 4, 2023)

10. Z-7691 Whitaker Architects, PC (CD 6) Location: North and east of the northeast corner of East 11th Street South and South 193rd East Avenue requesting rezoning from AG to IM

11. Z-7692 Trisha White (CD 1) Location: East of the southeast corner of Martin Luther King Jr Blvd and East Young Place requesting rezoning from RS-3 to RS-4

12. Z-7693 Trisha White (CD 1) Location: South of the southeast corner of East Virgin Street and North Frankfort Avenue requesting rezoning from RS-4 to RS-5

OTHER BUSINESS

13. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at tulsaplanning.org  email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
From: Joseph Watt <jwatt@sw-assoc.com>
Sent: Tuesday, January 24, 2023 9:47 AM
To: Siers, Dylan <dsiers@incog.org>
Subject: RE: PUD-559-3 and Z-5888-SP-1c

Dylan,
Please continue the PUD amendment

Sincerely,
C. Joseph Watt, P.E.
Executive Vice-President

From: Siers, Dylan <dsiers@incog.org>
Sent: Tuesday, January 24, 2023 9:46 AM
To: Joseph Watt <jwatt@sw-assoc.com>
Subject: RE: PUD-559-3 and Z-5888-SP-1c

Hey Joseph,
Unfortunately I think we will need to continue this item again. Could you send an email confirming the continuation? We needed the staff reports done by 10AM today and unfortunately we cannot meet that.

Please reply to this email with a request for a continuance.

Thanks,

Dylan Siers
Planner
Tulsa Planning Office
2 W. 2nd St., 8th Floor Tulsa, OK 74103
918.579.9465
dsiers@incog.org
From: Joseph Watt <jwatt@sw-assoc.com>
Sent: Monday, January 23, 2023 1:23 PM
To: Siers, Dylan <dsiers@incog.org>
Subject: RE: PUD-559-3 and Z-5888-SP-1c

Dylan,
I will have them to you tomorrow

Sincerely,
C. Joseph Watt, P.E.
Executive Vice-President

From: Siers, Dylan <dsiers@incog.org>
Sent: Monday, January 23, 2023 1:22 PM
To: Joseph Watt <jwatt@sw-assoc.com>
Subject: PUD-559-3 and Z-5888-SP-1c

Hey,
Wanted to get an update on those development standards for the PUD Amendment.

Thanks,
### Case Report Prepared by:
Dylan Siers  
*Amended by staff 1/30/2023*

### Owner and Applicant Information:
Applicant: TCGH, LLC  
Property Owner: TCGH, LLC.

### Location Map:
*(shown with City Council Districts)*

### Applicant Proposal:
Concept summary: Corridor minor amendment to allow a separation distance of less than 10’ between two homes.

Gross Land Area: 0.27 acres  
Location: South of the SW/c of W 81st St S & S Maybelle Ave  
Lot 24 and Lot 23, Block 2 Hyde Park at Tulsa Hills

### Zoning:
Existing Zoning: CO/Z-7140-SP-1  
Proposed Zoning: No Change

### Comprehensive Plan:
Land Use Map: Existing Neighborhood Growth and Stability Map: Stability

### Staff Recommendation:
Staff recommends approval.

### Staff Data:
TRS: 8214

### City Council District:
2  
*Councilor Name:* Jeannie Cue

### County Commission District:
2  
*Commissioner Name:* Karen Keith
SECTION I: Z-7140-SP-1j Minor Amendment

Amendment Request: Modify the Corridor Plan to reduce separation distance between two buildings.

The current requirements for side yards within Hyde Park are either 0 ft on one side and 10 ft at the other or 5 ft at one side and 5 ft at the other. The applicant has constructed a home on Lot 24 that is 5 ft from the property line and a home on Lot 23 that is 0 feet from the property abutting Lot 24. The structure on Lot 23 puts both properties out of compliance with the separation requirement within the corridor plan. Since the separation between the two homes is only 5’, the applicant needs to modify the corridor plan so that the separation distance between two buildings can be 5’ as opposed to 10’.

The current requirements for side yards within Hyde Park are either 0 ft on one side and 10 ft at the other or 5 ft at one side and 5 ft at the other. The applicant has constructed a home on Lot 24 that is 5 ft from the property line. They are working on building a home on Lot 23 that is 0’ from the north property line, and 5’ from the existing structure to the north. This request puts both the future home on lot 23 and the current home on lot 24 out of compliance. To get the building permits for the home on lot 23, the applicant will need to amend the requirements of a 10’ separation between 2 buildings. Permitting has requested that the applicant seek a minor amendment as well as revise plans showing that a 1-hour fire rate wall be used on the new build on lot 23.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

"Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in Z-7140-SP-1.

2) Z-7140-SP-1j is consistent with the provisions for administration and procedures of a corridor development plan in section 25.040.E.5.

3) All remaining development standards defined in Z-7140-SP-1 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Site plans for Lt 24 Blk 2
Site plans for Lt 23 Blk 2

With considerations listed above, staff recommends approval of the minor amendment request to allow a separation distance of less than 10’ between two homes.
**Case:** Saint Francis Hospital South

**Hearing Date:** February 1, 2023 (Continued from January 18, 2023)

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Nathalie Cornett, Eller &amp; Detrich</td>
</tr>
<tr>
<td></td>
<td>Owner: Saint Francis Health System</td>
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</tbody>
</table>

**Location Map:**
(shown with City Council districts)

![Location Map](image)

**Applicant Proposal:**

Request for authorization to receive accelerated release of building permits

2 lots, 1 block, 40.93 ± acres

**Location:** Northeast corner of East 91st Street South and Highway 169

**Zoning:**
CO/PUD-586-A

**Staff Recommendation:**

Staff recommends **approval** of the authorization to receive an accelerated release of a building permit

<table>
<thead>
<tr>
<th>City Council District: 7</th>
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<tr>
<td>Councilor Name: Lori Decter Wright</td>
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<th>County Commission District: 3</th>
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<tr>
<td>Commissioner Name: Kelly Dunkerley</td>
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</table>
ACCELERATED RELEASE OF BUILDING PERMIT

Saint Francis Hospital South - (CD 7)
Northeast corner of East 91st Street South and Highway 169

The subject property is required to obtain full compliance with the Subdivision & Development Regulations due to a rezoning to PUD-586-A that occurred in December of 2001. A portion of the property was platted following the original approval, but the remainder of the tract is still subject to the platting requirements in the Tulsa Zoning Code Section 70.080.

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. The Subdivision & Development Regulations require the approval of a preliminary plat prior to authorization for an accelerated release of building permits. The preliminary plat for this project was approved on April 6, 2022.

The project is seeking to abandon and reconfigure existing public infrastructure that impacts that site. The abandonment of certain public infrastructure will include the closure and vacation of existing public utility easements that impact the project site. No construction will be permitted within the existing easements until closure of the easements has been completed. If approved, this application would allow work to begin on portions of the project that exist within the previously unplatted areas while the process to close and vacate existing easements continues. Closed easements will be depicted on the final plat. Any easements that have completed the vacation process will be removed from the final plat.

The Technical Advisory Committee met on January 5, 2023 and had no objections to the authorization for accelerated release of building permits.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Staff recommends approval of the accelerated release of a building permit with the following conditions:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, and no certificate of occupancy may be issued until a final plat for the subject property has been approved and recorded.

Staff has determined that circumstances related to the subject property reasonably preclude the future use or improvement of the area for which dedication of right-of-way and easements would be required and recommend TMAPC include these findings to defer those dedications to the final plat.
SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER

LAND USE PLAN CATEGORIES:
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

SAINT FRANCIS
HOSPITAL SOUTH
Growth and Stability

- Area of Growth
- Area of Stability

SAINT FRANCIS HOSPITAL SOUTH

18-14 18
**Case:** City Lights  
**Hearing Date:** February 1, 2023

<table>
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<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Wallace Design</td>
</tr>
<tr>
<td></td>
<td>Owner: City Lights Foundation of Oklahoma</td>
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</tbody>
</table>

**Location Map:**  
(shown with City Council Districts)

**Applicant Proposal:**

Preliminary Plat  
2 lots, 2 blocks, 22.44 ± acres  
*Location:* East of the southeast corner of East 46th Street North and North Peoria Avenue

**Zoning:**  
RS-3 (Residential Single-Family)  
RM-2 (Residential Multifamily)

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat

<table>
<thead>
<tr>
<th><strong>City Council District:</strong> 1</th>
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<td><em>Councilor Name:</em> Vanessa Hall-Harper</td>
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<tr>
<th><strong>County Commission District:</strong> 1</th>
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<tbody>
<tr>
<td><em>Commissioner Name:</em> Stan Sallee</td>
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</tbody>
</table>

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5.1
PRELIMINARY SUBDIVISION PLAT

City Lights - (CD 1)
East of the southeast corner of East 46th Street North and North Peoria Avenue

This plat consists of 2 lots, 2 blocks on 22.44 ± acres.

The Technical Advisory Committee (TAC) met on January 19th and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-3 and RM-2. Proposed lots conform to the requirements of the underlying zoning districts.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with the address disclaimer. Ensure addresses match assignments given by City of Tulsa.

3. **Transportation & Traffic:** IDP approval is required for proposed new streets, sidewalks, ADA ramps, and other improvements in the public right-of-way. Provide public street names on the face of the plat.

4. **Sewer:** IDP approval is required for sanitary sewer main extensions to serve the subdivision. Label and dimension easements, both existing and those being dedicated by the plat. Any offsite easements to cover public infrastructure extensions required by this project are required to be filed and reflected on the face of the plat.

5. **Water:** IDP approval is required for water main extensions to serve the subdivision. Label and dimension easements, both existing and those being dedicated by the plat. Any offsite easements to cover public infrastructure extensions required by this project are required to be filed and reflected on the face of the plat.

6. **Engineering Graphics:** Submit subdivision control sheet with final plat. Remove contours from final plat submittal. Add “City of Tulsa” before Tulsa County in the plat subtitle. Update location map to include platted boundaries and label all other areas as unplatted. Include coordinate system used under Basis of Bearing heading and provide a bearing angle shown on the face of the plat. Graphically show all pins found or set associated with the plat. Provide date of last site visit by the surveyor.

7. **Stormwater, Drainage, & Floodplain:** IDP approval for public storm sewer improvements is required prior to final plat approval. No floodplain on-site.

8. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter required prior to final plat approval.
SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD

Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

CITY LIGHTS
20-1318
5.5
Growth and Stability

Area of Growth

Area of Stability

SUBJECT TRACT

CITY LIGHTS

20-13 18
CONCEPTUAL UTILITY LAYOUT

City Lights

OWNER
City Lights Foundation of Oklahoma
PO Box 14211
Tulsa, Oklahoma 74159
Phone: (918) 265-5060
www.citylightsok.org

ENGINEER
Wallace Design Collective, P.C.
123 North Main St. 4th Floor
Tulsa, Oklahoma 74103
Phone: (918) 596-0596
www.wallacedesigncollective.com

Bennett Surveying, Inc
PO Box 848
Tulsa, Oklahoma 74137
Phone: (918) 295-6290
www.bennettsurveying.com

LOCATION MAP

City Lights Foundation of Oklahoma
PO Box 14211
Tulsa, Oklahoma 74159
Phone: (918) 265-5060
www.citylightsok.org

Wallace Design Collective, P.C.
123 North Main St. 4th Floor
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Tulsa, Oklahoma 74137
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www.bennettsurveying.com

AUX Benchmark Location

BENCHMARK 1
EAST 46TH STREET NORTH

BENCHMARK 2
EAST 36TH STREET NORTH

36TH STREET

LOCALIZATION MAP
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant: AAB Engineering*
*Owner: QuikTrip Corporation*

**Location Map:**
*(shown with City Council Districts)*

**Applicant Proposal:**
Minor Subdivision Plat
1 lot, 1 block, 1.98 ± acres
*Location: North of the northeast corner of South 33rd West Avenue and Southwest Boulevard*

**Zoning:**
CS (Commercial – Shopping)
IL (Industrial – Light)

**Staff Recommendation:**
Staff recommends approval of the minor subdivision plat

**City Council District:** 2
*Councilor Name: Jeannie Cue*

**County Commission District:** 2
*Commissioner Name: Karen Keith*

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan
MINOR SUBDIVISION PLAT

33rd Center - (CD 2)
North of the northeast corner of South 33rd West Avenue and Southwest Boulevard

This plat consists of 1 lot, 1 block on 1.98 ± acres.

The Technical Advisory Committee (TAC) met on January 19th and provided the following comments:

1. **Zoning:** Approved as submitted.
2. **Addressing:** Approved as submitted.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer:** Approved as submitted.
5. **Water:** Approved as submitted.
6. **Engineering Graphics:** No comments.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
9. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities release letters have been received.

Staff recommends APPROVAL of the minor subdivision plat.
Subject Tract: 33RD CENTER

Aerial Photo Date: February 2018

Note: Graphic overlays may not precisely align with physical features on the ground.
A tract of land that is part of the South-West Quarter of the Northwest Quarter (SW/4 NW4) and part of Block Eight (8) and part of Block Nine (9), Park Addition to Red Fork, an addition to the City of Tulsa, Tulsa County, Oklahoma, All in Section Twenty-Seven (27), Township Nineteen (19) North, Range Twelve (12) East of the Royal Base and Meridian, Tulsa County, State of Oklahoma.

Owner: Quicktrip Corporation

AAB Engineering, LLC

Certificate of Subdivision No. R-12E, Exp. Date: June 30, 2024

AAB, 3115 W. 17th Place, Tulsa, OK 74114

PHONE: (918) 391-5147
EMAIL: AABeng@comcast.com
CONTACT: Robin Bickett

SCALE = 1" = 30'
33rd Center

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (ONIN MINING) AND PART OF BLOCK EIGHT (8) IN THE TOWNSHIP OF BLUFF CITY, PARCEL ADDITION TO RED FORD, NOW AN ADDITION TOWARDS THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ALL IN SECTION TWENTY-NINE (29), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

OWNERS

QUIKTRIP CORPORATION

AAB ENGINEERING, LLC

CERTIFICATE OF AUTHORIZATION NO. 5611, EXPIRY: JUNE 30, 2024

SANDY PENN PYLA MESA ROAD
PHONE: 918-791-7072
EMAIL: alap@alap.com
CONTACT: ALAN WINTEN

33rd CENTER

PROPOSED HIGHEST
Sheet 2 of 2
**Case Number:** TCCP-11
(Related to CZ-535 and PUD 865)

**Hearing Date:** February 1st, 2023
(Continued from September 7th, September 21st, October 5th, November 2nd, December 21st 2022 and January 4th, 2023)

**Case Report Prepared by:**
Jeremy Banes

**Owner and Applicant Information:**

**Applicant:** John Parks
**Property Owner:** Wisdom Ministries Inc.

**Location Map:**
(Shown with County Commissioner Districts)

![Location Map](image)

**Applicant Proposal:**

**Present Use:** Rural Residential/ Agricultural
**Proposed Use:** Industrial

**Present Land Use Designation:**
Rural Residential/Agricultural
**Proposed Land Use Designation:** Industrial

**Tract Size:** 187.43 ± acres
**Location:** Northwest of intersection of Highway 75 and East 66th Street North

**Zoning:**

**Existing Zoning:** AG
**Proposed Zoning:** IL (CZ-535)

**Tulsa County Comprehensive Land Use Plan:**
**Area:** Turley

**Staff Recommendation:**
Staff recommends approval as requested except the west 200 feet of the north 2640 feet +/- of the subject tract should remain Rural Residential/Agricultural

**Staff Data:**
**TRS:** 1333
**CZM:** 16

**County Commission District:** 1
**Commissioner Name:** Stan Sallee
Property Information and Land Use Request

The subject property is approximately 187-acre, unplatted tract of land located northwest of the intersection of Highway 75 and East 66th Street North. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the subject property from Rural Residential/Agricultural to Industrial. This request is accompanied by a concurrent rezoning request (CZ-535), which proposes a zoning change on the subject tract from AG to IL in order to allow an industrial use for an industrial park.

Background

The parcel subject to this Comprehensive Plan amendment request is located within the area of Turley and abuts AG (Agricultural) zoning and to the north, south, east, and west. The Turley area extends to the east beyond the subject parcel to Highway 75 and to the north beyond the subject parcel to 76th Street North. The Major Street and Highway Plan designates East 66th Street North as a Secondary Arterial and North Pittsburg Avenue as a Residential Collector.

The land use of the subject property was designated as Rural Residential/Agricultural in the Tulsa County Comprehensive Land Use Plan, which was adopted November 18, 2020, (Resolution 2830:1020) by Tulsa Metropolitan Area Planning Commission and approved by the Board of County Commissioners on December 7, 2020.

Existing Land Use Designation (Tulsa County Comprehensive Land Use Plan)

The Rural Residential/Agricultural designation is defined in the Tulsa County Comprehensive Land Use Plan as follows: land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

Proposed Land Use Designation (Tulsa County Comprehensive Land Use Plan)

The applicant is proposing the Industrial land use designation for the entirety of the subject property:

The Industrial designation is defined in the Tulsa County Land Use Plan as follows: The Industrial land use category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses.

The area surrounding the subject property west of Highway 75, within the area of Turley, has only agricultural zoning with a Rural Residential/Agricultural land use designation. However, there are several parcels zoned as Industrial in an area immediately east of Highway 75. This area extends from East 76th Street North to south of East 66th Street North and from Highway 75 on the west nearly to North Memorial Drive in the northeast. There are already several existing industrial businesses operating in this area just across Highway 75 from the subject area. Rezoning the subject area to Industrial would not be inconsistent with development already occurring in the vicinity.
Zoning and Surrounding Uses (no changes to surrounding properties)

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
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<tr>
<td>N</td>
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<td>Vacant/Agricultural</td>
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<td>Agricultural</td>
<td>Vacant/Agricultural</td>
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Applicant's Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area.
2. How changes have impacted the subject site to warrant the proposed amendment.
3. How the proposed change will enhance the surrounding area and Tulsa County.

The applicant submitted the following responses:

Justification of Request

"The subject property has been idle for its entire existence as far back as I personally can remember, aside from a small oil and gas production facility that no longer exist. The subject property is a well-known and highly desirable highway frontage that sits adjacent to Highway 75 and west of the highly popular and well known existing Cherokee Industrial Park. The surrounding properties in this particular area, as of late has adjusted to accommodate the vast growing needs that continue to fill the industrial footprint that is within the boundaries of Cherokee Industrial Park. While the subject property lies on the west edge of the Cherokee Industrial Park, there is no doubt that the expansion of the requested entitlements for the subject property as well as the surrounding properties on the west side of highway 75 will be needed to maintain the area’s potential growth and viability as being an attractive area for future large-scale job creating industrial and Commercial tenants. The area wide conditions are more favorable to the westward expansion of the industrial market and will be less intrusive to the neighboring residents and accommodating to developing industries on the vast amounts of unused agriculture land that is sitting idle at this time.

The ever-expanding need for commercial and industrial in the area is outpacing available property, so the need to expand the industrial footprint is needed for Tulsa County to keep expanding its horizons in these areas and express its availability to attract high profile tenants. The current rate of development and the need for commercial and industrial property in Tulsa County remains at a critically low level at this current time, so making the requested amendments to a property such as the subject area property will only help Tulsa County alleviate the vacancy pressures and strengthen the tax revenue, as well as increased and higher wage paying jobs. By granting the requested changes these amenities can be brought to the area to help it continue to flourish in the commercial and industrial markets."
The subject area lies in a highly beneficial corridor that will attract high end tenants due to the proximity to Tulsa proper as well as its alignment to Highway 75 frontage. Being able to attract high profile corporations to the area will not only bring hundreds if not over a thousand top wage job positions to the area it will increase the quality of life to an area which is still in need of overall social and economic benefits. The subject area property would help contribute to a long-standing use of increased taxes for the county as well as creating an even more attractive landscape for the other available properties in the area to supply buildable acreage to developers so that Tulsa can become a premier attraction for large scale commercial and industrial tenants.”

Additional Information provided by the applicant:

“Tetra OK Holdings LLC, a local development and consulting firm and its Development Partners have assembled a design concept in an attempt to orchestrate a newly revised rezoning and redevelopment plan for the Bird Creek Industrial Park Site. Tetra OK Holding LLC and its Development partners has collaborated with a host of business professionals, community stake holders, community outreach organizations to assist in addressing the needs and concerns of the community. Together with community input, and our team of professionals we will be transforming Bird Creek Industrial Park (approximately 185.7 acres of space) into a revenue producing asset to the area.

Over the past six months there has been several design concepts to redevelop the Bird Creek Industrial Park into a different economic engine that could increase tax base to the City of Tulsa or Unincorporated areas of Tulsa County. After the first concepts considering a full residential development, we quickly found that this was not in the best interest of the community or its surrounding neighbors. The new plan for redevelopment includes a gorgeous water feature dedicated sanctuary where local residents and local workers can enjoy its green space amenities. Amenities which include reflection ponds with shaded walking paths spanning the development.

Spanning the frontage road along the Pittsburgh Avenue exposure of the development, will include a beautifully landscaped frontage, boarding proposed restaurant and retail buildings. The expected tenant mix includes restaurants, banks, Coffee shops, and other Miscellaneous facilities. Boarding the Northern portion of the site parallel to interstate 75 will be a proposed Two large 750 sf warehouse facilities sitting on 100 acres with roads and landscaping throughout. These warehouse facilities will be a welcome complement to the existing commercial and industrial park east of our location.

On the remaining 58 Acres surrounded by all of the above listed facilities and green space development will be other smaller Commercial and industrial warehousing district. This district will be constructed to house Multiple vendors and vendor products as well as space for possible manufacturing facilities.

Tetra and Its Partners are dedicated and understand that a development of this magnitude requires a well-planned and designed infrastructure system. This system will include an elaborate traffic lighting system with up-to-date technology. The site itself will include a energy saving platform and design that will allow its tenants to enjoy large savings on their operating cost. The external and internal digital revolution in motion and technology will include multi-functional designs, renewable energies from solar and water.

This dynamic development plan is prepared and poised to bring hundreds if not thousands of short- and long-term sustainable employment opportunities and benefits, including tax relief to governing bodies and community residents. Tetra and its Development partners are totally committed to working with Local contractors and local workforces. Tetra will be actively seeking a welcomed partnership within the commercial environment. Tetra understands that keeping community assets (through deposits) within the community makes the partnership a very important tool for a development of this magnitude.
Tetra and its Partners, considers it paramount in developing a comprehensive project plan that will attract and retain both growing and established environmentally friendly businesses. Tetra and its Partners conceptualizes plans that includes companies that are property owners or leasers operating in an eco-industrial park, mixed use, sustainable, environmentally friendly Plan Unit Development."

Staff Summary & Recommendation

The applicant is requesting an amendment to the land use designation from Rural Residential Agricultural to Industrial for the entire site. It is staff's recommendation to respect the current land use designation around the perimeter of the subject tract with a generous buffer separating proposed industrial uses from abutting property owners west and north of the subject property.

The zoning code allows two options to provide transition guidelines between the applicants request and abutting property owners. 1) Rezoning request could include a Planned Unit Development that provides use and design limitations between new industrial development and the existing agricultural properties. 2) The zoning boundary could be significantly set back in an effort to allow some level of confidence that industrial development would not significantly adversely affect abutting properties that are currently considered agricultural and residential uses. The applicant has submitted a concurrent request to rezone the property from Agricultural to Industrial (CZ-535).

This site was included in the Tulsa County Land use map study that was adopted in 2020. The conditions east of the subject site across Highway 75 have changed with recent industrial growth beyond what was anticipated at that time. The proposed rezoning associated with this comprehensive plan amendment will increase an opportunity for industrial development to extend west of Highway 75. The existing industrial park located east of Highway 75 has provided employment and manufacturing jobs for Tulsa County and this land use change opens an opportunity to use the existing highway and utility infrastructure in the area for further industrial development. Private residential properties exist abutting the subject property to the North, West, and Southwest.

Staff recommends approval of the Industrial land use designation as requested except the west 200 feet of the north 2640 feet +/- of the subject tract should remain Rural Residential/Agricultural to serve as a natural buffer zone between this site and adjacent residential properties west and north of the northwest corner of the subject tract.
Tulsa Corporate Limits

LEGEND

- Tulsa Corporate Limits

SUBJECT TRACT

TCCP-11
21-13 33

0 350 700 Feet

7.7
Thanks Thomas,

Staff supports your request for a continuance to the October 5th planning commission meeting for both items.

John Parks (sundanceinvestgroup@gmail.com). Please be advised that staff supports the neighborhood request for a continuance.

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org

From: Thomas McCoy <tfrmccoy@gmail.com>
Sent: Wednesday, September 14, 2022 9:56 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: CZ-535 (TCCP-11) Continuance Request for September 21, 2022 Planning Commission Public Hearing

Dwayne,

A group of very concerned neighbors is opposed to proposed changes to the comprehensive land use map and the proposed zoning change.

1) In their proposal, the applicant claims to have, “collaborated with a host of business professionals, community stake holders, community outreach organizations to assist in addressing the needs and concerns of the community”.

   a. We see no evidence of collaboration. None of the neighbors in the area of the proposed zoning change have been contacted and there have not been any group meetings with the neighbors to solicit their input or address any concerns.

   b. The County updated the land use plan approximately 2 years ago, the stakeholders involved deemed the long term plan as agricultural.

      i. There is no evidence the decisions made during the crafting of the long term plan are out of date.

      ii. In fact, a quick survey of the industrial zoning to the east of highway 75 indicated ample vacant land zoned for industrial development with all of the necessary utilities in place.
iii. Additionally, the nearest property zoned industrial is a speculative development with 14 parcels. The gas station is the only developed parcel.

2) We do not see a demonstrated need for additional lands zoned industrial in this area. We fear the proposed zoning change is simply speculative in nature from an out of state developer with no evidence of a real user.

3) My family is very concerned that the zoning change will adversely affect the value of our property. We have a very beautiful 175-acre ranch located here in Tulsa County with a focus on family, wildlife preservation and cattle ranching. We have the following concerns with the proposed zoning change that would be very detrimental to the aesthetics and value of the ranch:
   a. Giant ugly warehouses on the border of the property.
   b. Increased traffic
   c. Increased crime
   d. Increased noise
   e. Lighting pollution
   f. Uninvited odors
   g. Unaddressed water runoff plan
   h. Detrimental impact on the local wildlife

We are requesting a continuance of the TCCP-11 and the related CZ-535 hearing scheduled for September 21, 2022 for the following reasons:
1) My wife and I are the single largest neighbor with over ½ mile of frontage on the CZ-535 zoning proposal and we have had zero engagement from the applicant. If the proposed zoning change were to go through, our property would be adversely impacted in a significant way.
2) We are planning to present a Formal Protest Petition against the proposed zoning map amendment for zoning case number CZ-535. We need more time to assemble the petition.
3) Should the planning commission insist that a change to the zoning and the long-term plan is warranted and needed, we would request the applicant a) engage with the neighborhood and b) amend the application to include a PUD that would address and mitigate neighborhood concerns.

Sincerely,
Thomas F McCoy
(918) 671-6429
tfrmccoy@gmail.com
Case Report Prepared by:  
Dwayne Wilkerson

Owner and Applicant Information:  
Applicant: John Parks  
Property Owner: Wisdom Ministries INC

Applicant Proposal:  
Present Use: AG  
Proposed Use: IL  
Concept summary: Rezone from AG to IL to permit industrial uses.  
Tract Size: 187.43 ± acres  
Location: Northwest of intersection of Highway 75 and 66th Street North

Zoning:  
Existing Zoning: AG  
Proposed Zoning: IL

Comprehensive Plan:  
Land Use Map: Rural Residential/Agricultural  
(Proposed to be revised to Industrial by TCCP-11)

Staff Recommendation:  
Staff recommends approval with or without the related PUD 865 except the west 200 feet of the north 2640 feet +/- of the subject tract shall remain AG.

County Commission District: 1  
Commissioner Name: Stan Sallee

Case Number: CZ-535  
(Related to TCCP-11 and PUD 865)

Hearing Date: February 1st, 2023  
(Continued from September 7th, September 21st, October 5th, November 2nd, December 21st 2022 and January 4th, 2023)

Staff Data:  
TRS: 1333  
CZM: 16
SECTION I: CZ-535

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from AG to IL to permit an Industrial Park. The site is located within the Rural Residential/Agricultural land use designation of the Tulsa County Comprehensive Plan, which this proposal would not be compatible with, however a concurrent application has been submitted (TCCP-11) to amend the land use designation for CZ-535 from Rural Residential/Agricultural to Industrial which this proposal would be compatible with. The comprehensive plan designates the property immediately to the east and south, across Highway 75, as Industrial, so the proposed use and land use designation would be compatible with the future land use of the area.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- INCOG Staff recommendation plan graphic
- Existing Tulsa County Comprehensive Plan Land Use Map [Turley Area / Rural Residential]
- Proposed Tulsa County Comprehensive Plan Land Use Map [Turley Area / Industrial]

DETAILED STAFF RECOMMENDATION:

CZ-535 request IL zoning for a 187-acre tract. The uses allowed in the IL district may be appropriate however the request does not provide adequate supplemental standards for IL uses that abut residential and agricultural areas north and west of the site. Staff recommends approval of IL zoning on the majority of the site except for a buffer area along the west boundary, and

The uses typically allowed in an IL district will have little environmental impact on surrounding properties, and

Existing highway infrastructure and the Major Street and Highway Plan supports the idea of industrial development in this area however,

The Tulsa fence line and the statutory right of way on east side of the west boundary of the subject tract will prohibit development 86.5 feet east of the west boundary of the subject tract. In an effort to provide a reasonable buffer from abutting property owners west of Harvard Avenue, staff concludes that east of Harvard Avenue right-of-way should remain Agricultural and Rural Residential with a width that allows rural residential development east of the future location of North Harvard Avenue and,

CZ-535 is not consistent with the current land use designation however the applicant has submitted an amendment to the Tulsa County Comprehensive Plan Amendment, TCCP-11. The applicant has requested revising the land use designation from Rural Residential/Agricultural to Industrial. Staff supports that request except along the west boundary therefore,

Staff recommends Approval of CZ-535 to rezone property from AG to IL except the west 200 feet of the north 2640 feet +/- shall remain AG.

SECTION II: Supporting Documentation

REGIONAL ENGAGEMENT: The applicant has provided a list of the Regional Outreach Contacts that he has been working with to confirm the need for this type of development in the Tulsa Metropolitan Area.

- Stacy Smith- Tulsa Regional Chamber of Commerce

REvised 12/27/2022
NEIGHBORHOOD ENGAGEMENT:

Staff has received correspondence from surrounding property ownership and the applicant has organized a neighborhood meeting to discuss this rezoning and comprehensive plan change effort.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is currently located within the Rural Residential / Agricultural designation of the Tulsa County Comprehensive Plan. The proposed use would not be compatible with this designation however, Comprehensive Plan Amendment (TCCP-11) is concurrently proposed for this site, which would change the designation to Industrial. The proposed rezoning would be compatible with this designation.

Land Use Vision:

Land Use Plan map designation: This site is included in the Turley section of the Tulsa County Comprehensive Land Use Plan and was adopted by the Board of County Commissioners in December 2022 and is currently designated as a Rural Residential / Agricultural area.

Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

Industrial (proposed designation in TCCP-11)

This land use category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses.

Areas of Stability and Growth designation: N/A

Transportation Vision:

The snippet on the following page illustrates the existing and planned transportation system surrounding this site. The east side of Highway 75 is the Cherokee Industrial Park that is served by the same transportation network.
**Major Street and Highway Plan:**

- **North Pittsburgh Ave** is designated as a Residential Collector.

- **East 66<sup>th</sup> St North** is designated as a Secondary Arterial.

- **North Harvard Avenue** is undeveloped; however, it is considered a secondary arterial street in the Tulsa Major Street and Highway plan. The planned location of this arterial street is along the west boundary of the subject tract and is partially inside the Tulsa fence line. The fence line is 70 feet wide and is the east 70 feet of the west 86.5 feet of the subject tract.

  When Harvard is fully developed, and the right of way is dedicated the building setback will be 35 feet as defined in current zoning code standards. 200 feet of AG zoned land as measured from the section line will provide approximately 78.5 feet of area for home or building construction between the future North Harvard street setback and the rear zoning line.

**Trail System Master Plan Considerations:** The Go Plan calls for a side path to be constructed along E 66<sup>th</sup> St N as well as indicating a sidewalk gap along E 66<sup>th</sup> St N.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is currently vacant, forested land with evidence that a portion of the property has been excavated or mined.
Environmental Considerations: None

Streets:

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<td>N Pittsburgh Ave</td>
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</table>

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>TCCP-11 Proposed Land Use Designation</th>
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</table>

SECTION III: Relevant Zoning History

History: CZ-535

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Surrounding Property:

CBOA-351 April 1983: The Board of Adjustment approved a Variance to permit two dwelling units (2 mobile homes) per lot of record, on property located at South of the SE corner of 76th Street North and Pittsburg Avenue.
Bird Creek Industrial Park Redevelopment Plans

Tetra OK Holdings LLC, a local development and consulting firm and its Development Partners have assembled a design concept in an attempt to orchestrate a newly revised rezoning and redevelopment plan for the Bird Creek Industrial Park Site. Tetra OK Holding LLC and its Development partners has collaborated with a host of business professionals, community stakeholders, community outreach organizations to assist in addressing the needs and concerns of the community. Together with community input, and our team of professionals we will be transforming Bird Creek Industrial Park (approximately 185.7 acres of space) into a revenue producing asset to the area.

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On the remaining 58 Acres surrounded by all of the above listed facilities and green space development will be other smaller Commercial and industrial warehousing district. This district will be constructed to house Multiple vendors and vendor products as well as space for possible manufacturing facilities.

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CZ-535
21-13 33

Subject Tract

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Staff recommends excluding the west 200 feet of the subject tract from the IL zoning request.

Section line and west line of subject tract

70' wide Tulsa fence line. West boundary is 16.5 feet from the section line.

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
PROPERTY DESCRIPTION:
The S/2 NW/4 and a part of the SW/4 of Section 33, Township 21 North, Range 13 East of the Indian Meridian, TULSA COUNTY, OKLAHOMA.

(SEE ATTACHED DESCRIPTIONS)

I, KELEB J. MCKINNON, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1798, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY:

1. THAT THE ABOVE PLAN IS AN ACCURATE REPRESENTATION OF SURVEY ZONE UNDER MY DIRECTION, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THAT AN INDEPENDENT SEARCH OF THE ABSTRACT OR RECORDED DOCUMENTS TO DETERMINE EASEMENTS, ENCUMBRANCES OR RESTRICTIONS, WAS NOT MADE, OR THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

DATED THE 25TH DAY OF JULY, 2022

MCKINNON LAND SURVEYING, LLC.
6006 E. 78TH ST. N., BLDG. 201
TULSA, OK 74133
(918) 377-3300
EMAIL: MCKINNONLANDSURVEYING@GMAIL.COM

C.A. NO. 4511: EXP. 07/02/23

8-12
PROPERTY DESCRIPTION:
(RECORDED IN DOCUMENT #2006010813 AT TULSA COUNTY CLERKS OFFICE)
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) AND THE EAST HALF OF THE
SOUTHWEST QUARTER (E/2 SW/4) AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER (E/2 SW/4 SW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE
THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO
THE U. S. GOVERNMENT SURVEY THEREOF, LESS 31.21 ACRES TAKEN BY THE STATE OF OKLAHOMA IN
CONDEMNATION CASE NO. 69-1628 AND LESS THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF THE SOUTHWEST QUARTER (SE/4 SE/4 SW/4) LYING BETWEEN THE CHEROKEE EXPRESSWAY AND
NORTH PITTSBURGH STREET FOR A TOTAL OF 3.53 ACRES, MORE OR LESS, PREVIOUSLY SOLD TO INDUSTRIES
FOR TULSA, INC., TULSA COUNTY, STATE OF OKLAHOMA.

AND
(RECORDED IN DOCUMENT #2006066401 AT TULSA COUNTY CLERKS OFFICE)
THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP
TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY,
STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

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<td>350.18' (M)  N 19°07'05&quot; E 41°37'25&quot;</td>
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</tbody>
</table>
From: Thomas McCoy  
Sent: Wednesday, September 14, 2022 9:56 PM  
To: Wilkerson, Dwayne <DWilkerson@incog.org>  
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1) My wife and I are the single largest neighbor with over ½ mile of frontage on the CZ-535 zoning proposal and we have had zero engagement from the applicant. If the proposed zoning change were to go through, our property would be adversely impacted in a significant way.

2) We are planning to present a Formal Protest Petition against the proposed zoning map amendment for zoning case number CZ-535. We need more time to assemble the petition.

3) Should the planning commission insist that a change to the zoning and the long-term plan is warranted and needed, we would request the applicant a) engage with the neighborhood and b) amend the application to include a PUD that would address and mitigate neighborhood concerns.

Sincerely,
Thomas F McCoy
(918) 671-6429
tfrmccoy@gmail.com
Good morning sir I have attached info from our neighborhood meeting we held last Friday evening for the zoning proposal change. It was a very good meeting with everybody that showed up and we were able to give everyone clarity to what we are looking to accomplish. One thing to note is Mr. McCoy did not show up for the meeting to address any further concerns. I look forward to seeing you at the meeting tomorrow sir. Thanks.

John Parks
Neighborhood Meeting For Zoning of CZ-535

Host: Tetra Development, Inc. and Tetra Ok Holdings, LLC.
918-729-2402
johnparks@tetradvelopment.com

Meeting Site: Office at 219
219 East Rogers
Skiatook, Ok

Meeting Time: September 30th, 2022
6 P.M. – 7 P.M.

Invitees: All neighbors in area of proposed development for the property lying on 66th street and Highway 75 corridor. Anybody not able to attend may contact us to discuss any questions or concerns by phone or email.

Meeting Discussion: To address any and all concerns of the surrounding community with regards to the proposed development of the subject property that lies on 66th street and Highway 75 corridor intersection.

Meeting Notes: There were a total of seven attendees for the meeting on the 30th to discuss the rezoning proposal. We had a very substantive conversation with all attendees and addressed all their concerns with the proposed development. This meeting created a very helpful dialogue for all parties on how we can move forward and work together.
Sign In Sheet
9-30-22

Print | Sign
---|---
Bud Fritts | Bud Fritts
BETTY GREENWALD | Betty Greenwald
Jackie & Jeannie Vend | 9/1
Betsy McElrath | Betsy McElrath
Nina Fritts | Nina Fritts
Tasha Bales | Tasha Bales

Scanned with CamScanner
Economic Impact of Project Parks

### Impact of all civil, utilities and road constructions in Tulsa County (2023 dollars)

<table>
<thead>
<tr>
<th>Impact Type</th>
<th>Employment</th>
<th>Labor Income</th>
<th>Total Value Added</th>
<th>Total Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Effect</td>
<td>650</td>
<td>18,725,240</td>
<td>21,806,277</td>
<td>45,000,000</td>
</tr>
<tr>
<td>Indirect Effect</td>
<td>68</td>
<td>6,508,305</td>
<td>9,439,358</td>
<td>17,987,909</td>
</tr>
<tr>
<td>Induced Effect</td>
<td>95</td>
<td>4,514,366</td>
<td>8,284,138</td>
<td>15,176,507</td>
</tr>
<tr>
<td>Total Effect</td>
<td>813</td>
<td>29,747,911</td>
<td>39,529,773</td>
<td>78,164,417</td>
</tr>
</tbody>
</table>

*The amount of total tax generated from the constructions is $7,045,388.
*The amount of tax (city and county) generated from the constructions is $440,457.

### Impact of capital investment/ operations (2023 dollars)

<table>
<thead>
<tr>
<th>Impact Type</th>
<th>Employment</th>
<th>Labor Income</th>
<th>Total Value Added</th>
<th>Total Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Effect</td>
<td>1,600</td>
<td>198,143,092</td>
<td>193,678,110</td>
<td>385,000,000</td>
</tr>
<tr>
<td>Indirect Effect</td>
<td>634</td>
<td>52,373,014</td>
<td>78,465,546</td>
<td>151,826,426</td>
</tr>
<tr>
<td>Induced Effect</td>
<td>934</td>
<td>44,494,600</td>
<td>81,730,178</td>
<td>149,746,450</td>
</tr>
<tr>
<td>Total Effect</td>
<td>3,168</td>
<td>295,010,706</td>
<td>353,873,834</td>
<td>686,572,876</td>
</tr>
</tbody>
</table>

*The amount of total tax generated from the capital investment is $66,572,876.
*The amount of tax (city and county) generated from the capital investment is $3,626,100.

The project will generate a total output impact of over $764.7 million with $430 million in direct impact and 334 million in indirect & induced impacts.

Every $1 in direct output produced through the project's related spending will generate an additional $0.78 in indirect and induced output (an output multiplier of about 1.78).

This project is responsible for a total of 3,981 paid jobs. It will directly employ 2,250 workers and is responsible for an additional 1,731 indirect and induced jobs.

An additional spillover output impact of over $611 million will be generated throughout the Tulsa Metro Area as a result of this project.
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

Persons signing the protest petition must be at least eighteen (18) years of age and must hold record title to their properties, as shown in the land records of the Tulsa County Clerk.

If a lot is owned jointly by more than one owner, all owners must sign the protest petition.

If a lot is owned by a trust, the trustee must sign, noting that he or she signs "as trustee". If there is more than one trustee, and no single trustee is authorized to sign, then all the trustees must sign.

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If a lot is owned by any other legal entity, the person signing the protest petition must be someone authorized by that entity to convey title to land.

We are against the request outlined zoning case# CZ-535.
We do not support rezoning property from AG to IL.

Full Address or Legal Description: N/2 SW NE LESS 4.80ACS FOR HWY & LESS N152 S304 E764.7 W789.7 N/2
SW NE SEC 33 21 13 12.533ACS Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: CHAPMAN, BETTY
Name: Betty Chapman Signature Betty Chapman
Name: ___________________________ Signature ___________________________
Contact # and/or email: (918) 376 4105
Signature Date: 9/29/2022

Full Address or Legal Description: ____________________________________________

Owner name on Assessor’s records: ____________________________________________
Name: ___________________________ Signature ___________________________
Name: ___________________________ Signature ___________________________
Contact # and/or email: _______________________________________________________
Signature Date: ___________________________
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We do not support rezoning property from AG to IL.

Full Address or Legal Description:  ALL THAT PRT NE LYING E CL BIRD CREEK LESS BEG 2554.54S NEC NE TH S77.39 TO PT ON SL NE W TO PT IN CL BIRD CREEK NWLY ALG CL TO PT E APPROX 1016 POB SEC 32 21 13 150.114ACS Section: 32 Township: 21 Range: 13

Owner name on Assessor’s records:  MccoY living trust c/o thomas F & sarah J mccoy TTEES
Name: Thomas F. McCoy Signature: [Signature]
Name: Sarah J. McCoy Signature: [Signature]
Contact # and/or email: (918) 671 6425 tfmccoy@gmail.com
Signature Date: 9/29/22

Full Address or Legal Description:  PRT NE & PRT NE SE BEG 2554.54S NEC NE TH S77.39 TO PT ON NEC NE SE S1320.73 TO SECR NE SE W APPROX563 TO CL BIRD CREEK N & NWLY ALG CL APPROX1492 E APPROX 1016 POB SEC 32 21 13 23.886ACS Section: 32 Township: 21 Range: 13

Owner name on Assessor’s records:  MccoY living trust c/o thomas F & sarah J mccoy TTEES
Name: Thomas F. McCoy Signature: [Signature]
Name: Sarah J. McCoy Signature: [Signature]
Contact # and/or email: [Contact # and/or email]
Signature Date: 9/29/22
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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We are against the request outlined zoning case# CZ-535. We do not support rezoning property from AG to IL.

Full Address or Legal Description: NE NW LESS NE NE NW SEC 33 21 13 30ACS Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: GRUENWALD PROPERTIES LLC

Name: Betty Gruenwald Signature: BETTY GRUENWALD

Name: __________________________ Signature: __________________________

Contact # and/or email: 918-425-4257

Signature Date: 9-16-22

Full Address or Legal Description: N152 S304 E764.7 W789.7 N/2 SW NE SEC 33 21 13 2.668ACS

Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: LOPEZ, ANTONIO

Name: Antonio Lopez Signature: YOLANDA LOPEZ

Name: Maria Hernandez Signature: M. HERNANDEZ

Contact # and/or email: __________________________

Signature Date: __________________________

Signature Date: 8-22
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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Full Address or Legal Description: W/2 NE NE NW SEC 33 21 13 SACS Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: VENT, JACKIE LYNNE AND JEANNIE MAY

Name: Jacklyn Vent
Signature: QLQ

Name: Jeannie May Vent
Signature: Jacklyn Vent

Contact # and/or email: 918-637-2994

Signature Date: 9-27-22

Full Address or Legal Description: N/2 E/2 E/2 NE NW SEC 33 21 13 SACS Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: FRITTS, BRAD & NINA

Name: Brad Fritts
Signature: Brad Fritts

Name: Nina Fritts
Signature: Nina Fritts

Contact # and/or email: 918-519-5156

Signature Date: 09-27-22
Formal Protest Petition against a proposed Zoning Map Amendment  
Zoning Case number CZ-535

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We are against the request outlined zoning case# CZ-535.  
We do not support rezoning property from AG to IL.

Full Address or Legal Description:  PRT SE SW BEG 565.57W SEC SW TH N330.21 W235.25 S330.2 E235.25 POB
LESS S50 FOR RD SEC 28 21 13 1.51AC Section: 28 Township: 21 Range: 13

Owner name on Assessor’s records: HUCKANS, RICHARD HASKELL

Name: Richard Huckans Signature: [Signature]
Name: __________________________ Signature: __________________________
Contact # and/or email: (918) 925-5508
Signature Date: 9-21-22

Full Address or Legal Description:  BEG 800.82W SECR SW TH N330.2 W165.16 S330.2 E165.16 POB LESS S50 THEREOF FOR RD SEC 28 21 13 1.062ACS Section: 28 Township: 21 Range: 13

Owner name on Assessor’s records: JOBE, TONY GALE AND LINDA ANNETTE

Name: Tony G. Jobe Signature: [Signature]
Name: Linda A Jobe Signature: [Signature]
Contact # and/or email: LT7625@ATLASOK. Com
Signature Date: 9-23-2022   Cell 918 704-3397 Tony
Cell 918-519-8557 Linda

8.24
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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We are against the request outlined zoning case# CZ-535. We do not support rezoning property from AG to IL.

Full Address or Legal Description: W/2 SW SW SE SW LESS SS0 THEREOF FOR RD SEC 28 21 13 1.06AC

Section: 28 Township: 21 Range: 13

Owner name on Assessor’s records: GOINS, TONY D & APRIL MCINTOSH

Name: TONY D. GOINS Signature

Name: APRIL MCINTOSH Signature

Contact # and/or email: 918-855-8221

Signature Date: 9-15-22

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Full Address or Legal Description: TR IN NW NW BEG NEC NW NW TH W135 S322.66 E135 N322.66 POB SEC 33 21 13 1AC Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: PARSONS, CASSIE L REV TRUST

Name: CASSIE L. PARSONS Signature CASSIE L PARSONS

Name: Signature

Contact # and/or email: CASSIE.PARSONS @ AT&T.NET

Signature Date: 9-23-22 918-520-3263

8-25
Formal Protest Petition against a proposed Zoning Map Amendment  
Zoning Case number CZ-535

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We are against the request outlined zoning case# CZ-535. We do not support rezoning property from AG to IL.

| Full Address or Legal Description: BEG 330.19N SWC SE SW TH N671.57 E328.83 S671.60 W328.81 POB SEC 28 21 13 5.071ACS Section: 28 Township: 21 Range: 13 |
| **Owner name on Assessor’s records:** DUGAN, CHAD |
| **Name:** CHAD DUGAN Signature Chal Dugan |
| **Name:** Signature |
| **Contact # and/or email:** 918-724-2221 |
| **Signature Date:** 9-19-22 |

| **Owner name on Assessor’s records:** KEITH, PAYNE |
| **Name:** Payne Keith Signature Payne Keith |
| **Name:** Signature |
| **Contact # and/or email:** 918-798-9848 |
| **Signature Date:** 9-18-22 |
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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We are against the request outlined zoning case# CZ-535. We do not support rezoning property from AG to IL.

Full Address or Legal Description: W1/2W1/2SW SEC. 28-21-13 Section: 28 Township: 21 Range: 13

Owner name on Assessor's records: PILAND, JAMES R AND ANN

Name: James Piland Signature: [Signature]

Name: Ann Piland Signature: [Signature]

Contact # and/or email: 918.760.4069 jpireland@jpireland.com

Signature Date: 9/18/22
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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Full Address or Legal Description: W1/2 SW NW NE SEC 33-21-13 Section: 33 Township: 21 Range: 13

Owner name on Assessor's records: COLE, ALLEN & DANA

Name: Allen Cole Signature: Allen Cole

Name: Dana Cole Signature: Dana Cole

Contact # and/or email: 9189061110 9189068717

Signature Date: ________________________________

Full Address or Legal Description: ________________________________

Owner name on Assessor's records: ________________________________

Name: ________________________________ Signature: ________________________________

Name: ________________________________ Signature: ________________________________

Contact # and/or email: ________________________________

Signature Date: ________________________________
Formal Protest Petition against a proposed Zoning Map Amendment
Zoning Case number CZ-535

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Full Address or Legal Description: BEG SECR SW TH W330.32 N330.22 E35 N165 E295.32 S POB SEC 28 21 13
3.62ACS Section: 28 Township: 21 Range: 13

Owner name on Assessor’s records: KEITH, PAYNE L

Name: PAYNE L KEITH Signature

Name: Signature

Contact # and/or email: 918 798 9848

Signature Date: 9-20-22

---


Owner name on Assessor’s records: BURGER, LISA ROBIN

Name: LISA ROBIN BURGER Signature

Name: Signature

Contact # and/or email: Lisa Robin Burger djyho.com

Signature Date: 9-29-22
Formal Protest Petition against a proposed Zoning Map Amendment  
Zoning Case number CZ-535

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We do not support rezoning property from AG to IL.

Full Address or Legal Description: SENWSW &E1/2SWSW SEC. 28-21-13 Section: 28 Township: 21 Range: 13

Owner name on Assessor's records: KEITH, PAYNE L & JAMIE L
Name: PAYNE L KEITH Signature
Name: JAMIE L KEITH Signature
Contact # and/or email: 918 798 9348
Signature Date: 9-27-22

Full Address or Legal Description: 

Owner name on Assessor's records: 
Name: Signature
Name: Signature
Contact # and/or email: 
Signature Date: 

8-30
Formal Protest Petition against a proposed Zoning Map Amendment  
Zoning Case number CZ-535

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Full Address or Legal Description: W/2 NW NW NE LESS .408AC TO STATE & LESS S165 N 392 THEREOF & LESS S268 W/2 NW NW NE SEC 33 21 13 1.309AC Section: 33 Township: 21 Range: 13

Owner name on Assessor’s records: ZUNIGA, REGINALDO & MARIA HERNANDEZ

Name: Maria Hernandez Signature: Maria Hernandez

Name: Reginaldo/Zuniga Signature: Reginaldo/Zuniga

Contact # and/or email: 918-230-9124
Signature Date: 9-29-22

Full Address or Legal Description: S 165'O N 392'W1/2NWNNWNE SEC. 33- 21-13 1.25 AC. Section: 33
Township: 21 Range: 13

Owner name on Assessor’s records: KILGORE, DEBRA & DANA COLE

Name: Dana Cole Signature: Dana Cole

Name: Signature:

Contact # and/or email: 9189068717 dcole2710@gmail.com
Signature Date: 9-27-2022
Case Report Prepared by:
Dwayne Wilkerson
Amended to clarify setbacks from west boundary

Location Map:
(shown with City Council Districts)

Zoning:
Existing Zoning: AG
Proposed Zoning: IL with PUD-865

Comprehensive Plan: (Tulsa County Turley area)
Existing Land Use Map: Rural Residential Agricultural
Proposed Land Use Map: Industrial

Owner and Applicant Information:
Applicant: Lou Reynolds
Property Owner: WISDOM MINISTRIES INC

Applicant Proposal:
Present Use: vacant

Proposed Use: Light industrial uses and offices as outlined in the PUD.

Concept summary: PUD has been provided to define the development standards at a higher level than county zoning.

Tract Size: 178 + acres
Location: Location: Northwest of intersection of Highway 75 and 66th Street North

Staff Recommendation:
Staff recommends approval as outlined in Section II of the following staff report.

The PUD provisions are consistent with the staff recommendation to leave the west 200 feet of the subject tract out of the PUD, leave that portion of the subject tract in the rural residential/agriculture land use designation and leave that strip zoned AG.

Case Number: PUD-865
(Related to CZ-535 and TCCP-11)

Hearing Date: February 1st, 2023
January 4th applicant request for continuance to February 1, 2023

Staff Data:
TRS: 1333
CZM: 16

County Commission District:
Commissioner Name: Stan Sallee

REVISED 1/31/2023
SECTION I: DEVELOPMENT STATEMENT:

The Planned Unit Development ("PUD") is a supplemental Zoning District authorized by Chapter 11, Section 1100 of the Tulsa County Zoning Code. A PUD establishes the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project ("the Development Standards"). A PUD may only modify the provisions of the Tulsa County Zoning Code and does not modify any other Tulsa County laws, regulations, or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements that are intended to illustrate the overall character and vision for the Project. Such statements, unless expressly part of the Development Standards are not regulatory and are not requirements to be enforced by Tulsa County.

The Development Standards apply to all property within the PUD project boundaries. The Development Standards supersede and replace all applicable Tulsa County Zoning Code requirements. If there is a conflict between the Development Standards and the Tulsa County Zoning Code, the Development Standards shall apply. If a provision is not addressed by the PUD, then the Tulsa County Zoning Code controls.

EXHIBITS:

INCOG Case map
INCOG Aerial
INCOG Staff recommendation plan graphic
Existing Tulsa County Comprehensive Plan Land Use Map [Turley Area / Rural Residential]
Proposed Tulsa County Comprehensive Plan land use map [Turley Area / Industrial]

Applicants exhibits:

PUD Legal Description
Exhibit A: Aerial Photograph
Exhibit B: Existing Zoning
Exhibit C: Proposed Zoning
Exhibit D: Conceptual Site Plan
Exhibit E: Landscape Buffer and Screening
Exhibit F: Conceptual Landscape Plan
Exhibit G: Access and Circulation Plan
Exhibit H: Existing Soils Map
Exhibit I: Existing and Proposed Utility

DETAILED STAFF RECOMMENDATION:

PUD 865 has been prepared in conjunction with CZ-535 which request IL zoning for a 187-acre tract. The uses allowed in the IL district may be appropriate however the request does not provide adequate supplemental standards for IL uses that abut residential and agricultural west of the site and,

The neighborhood engagement process has been significant and many property owners in the area have objected to the change from the beginning of the process. The applicant has prepared PUD 865 to help provide long term assurances that proposed zoning district will support a higher quality development than traditional county zoning requirements. We have not seen evidence of neighborhood support for this request and,

PUD 865 is consistent with the provisions of the PUD chapter in the Tulsa Zoning Code and,
The uses typically allowed in an IL district will have little environmental impact on surrounding properties, and

Existing highway infrastructure and the Major Street and Highway Plan supports the idea of industrial development in this area however,

The Tulsa fence line and the statutory right of way on east side of the west boundary of the subject tract will prohibit development 86.5 feet east of the west boundary of the subject tract. In an effort to provide a reasonable buffer from abutting property owners west of Harvard Avenue, staff concludes that east of Harvard Avenue right-of-way should remain Agricultural and Rural Residential with a width that allows rural residential development east of the future location of North Harvard Avenue and,

PUD 865 in conjunction with CZ-535 is not consistent with the current land use designation however the applicant has submitted an amendment to the Tulsa County Comprehensive Plan Amendment, TCCP-11. The applicant has requested revising the land use designation from Rural Residential/Agricultural to Industrial. Staff supports that request except along the west boundary therefore,

Staff recommends Approval of PUD 865 but only if CZ-535 is also approved and the west 200 feet of the subject tract will remain AG and the west boundary of the PUD will be 200 feet from the Harvard Section line.

SECTION II  PUD-865

DEVELOPMENT CONCEPT:

The proposed Bird Creek Business and Tech Park is located on approximately 173 acres bounded on the east by North Pittsburg Avenue, on the south by East 66th Street North, on the west by a 200 FT buffer strip within the site parcel and on the balance of the westerly line by an unplatted tract fronting East 66th Street North, containing approximately 19 acres, and on the north by large tracts of agricultural land and rural residentially developed land. No single-family zoning or platted residential subdivisions abut the Project. To buffer the rural residential tracts to the west and north, the west 200 FT of the site parcel is excluded from PUD-865 and will remain zoned AG – Agriculture District, and deep setbacks and landscape buffer strips will be provided along the north line of the Project. A 35-foot-wide pipeline easement bisects the northwestern site corner from the balance of the site. To further enhance buffering of the rural residential tracts, PUD-865 will restrict any building from being constructed within the area west of the easement. Altogether, the areas restricted from building development total 23,425 acres (12.6% of net site parcel area). The Project is out of the Bird Creek Flood Plain.

Exhibit “A” is an Aerial Photograph that shows the location of the Bird Creek Business and Tech Park.

PUD-865 proposes a major employment district consisting of light industrial, office, technology, manufacturing, and other employment and related uses.

The purpose of PUD-865 is to create a regulatory framework for the development of the business park that will attract high wage jobs in technology, office, warehousing and distribution, light manufacturing and industrial, and related uses. Specific users, building locations, building design and overall layout will be refined as future uses materialize. The Development Standards establish land use entitlements flexibility and design expectations to encourage and attract future users and ensure compatibility with the area.
This PUD-865 provides a framework for a well-planned, cohesive project that integrates and permits employment in technology, office, warehousing and distribution, light manufacturing and industrial, and related uses into a connected and aesthetically pleasing and unified development. As shown on Exhibit “B”, Existing Zoning, the site is currently zoned AG – Agriculture District, Tulsa County’s least intensive zoning designation. The purpose of this request, along with companion application CZ-535, is to rezone the site to IL – Industrial Light District overlaid with the supplemental zoning district PUD-865 to establish a flexible supplemental Zoning District with a variety of compatible land uses and facilitate the site’s development as an industrial and employment hub. See Exhibit “C”, Proposed Zoning.

The Tulsa County Comprehensive Land Use Plan designates the site as Rural Residential/Agricultural. A companion application, TCCP-11, is pending to redesignate the site to Industrial. Upon approval of TCCP-11, both the requested IL underlying zoning and PUD-865 will be fully consistent with the Comprehensive Plan. Additionally, PUD-865 will be consistent with the existing surrounding development and future uses contemplated for the undeveloped and underdeveloped remainder of the surrounding area.

PUD-865 provides for a variety of complementary Permitted Uses. The flexibility and design established by the PUD offers a desirable environment over conventional zoning standards and directly promotes the appropriate and efficient use of land and infrastructure. PUD-865 establishes the foundation for a superior development that is both respectful of and protective of the existing development in the area and will provide future users with a cohesive environment comprised of a variety of related, compatible uses.

PUD-865 uses substantial buffering, landscaping and design details to ensure the integration of the Project into the surrounding area. Special emphasis has been applied to buffering the west (section line) and north boundaries, which are shared with rural residential land use. The west 200 FT of the site parcel is excluded from PUD-865 and will remain zoned AG – Agriculture District, and buildings are restricted within or west of the pipeline easement. On the north, buffering includes, but is not limited to: 90-foot building setbacks, building height restrictions with additional height limitations, 50-foot minimum landscape screening buffer, a restriction on any buildings within or west of the pipeline easement, a screening fence requirement, lighting restrictions, and signage restrictions. Also, PUD-865 enhances the natural features of the Property and incorporates many of them into amenities for the Project.

Bird Creek Business and Tech Park will have multiple Reserve Areas for stormwater drainage and detention that will also be developed as Project amenities, including outdoor recreation, walking paths, landscaping, and natural areas. A property owners’ association will be established to provide for the maintenance and repair of the Reserve Areas and the improvements and landscaping of such Areas.

The Conceptual Site Plan for the Project is shown on Exhibit “D”.

The Project will have access to North Pittsburg Avenue and will provide stub streets to facilitate access to and development of adjoining properties as required by the TMAPC Subdivision and Development Regulations.

Sidewalks will be extended along North Pittsburg Avenue as well as along all of the interior streets in accordance with the TMAPC Subdivision and Development Regulations.

Right-of-way for North Pittsburg Avenue will be dedicated, as necessary, during platting to comply with the Tulsa City-County Major Street and Highway Plan.

The Project is out of the REMA 500-year Floodplain except approximately 1/10th of 1 acre along the westerly line located within REMA Zone AE, the 100-year Floodplain.
The Project will have up to two (2) project ground signs along North Pittsburg Avenue that will be available to businesses located within the Project in accordance with a private sign easement agreement.

Detailed Landscape Plans will be submitted to the County for approval at the time of the Site Plan Review.

DEVELOPMENT STANDARDS:

LAND AREA:

<table>
<thead>
<tr>
<th>Gross:</th>
<th>7,780,976 Square Feet</th>
<th>178.627 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net:</td>
<td>7,547,347 Square Feet</td>
<td>173.263 Acres</td>
</tr>
</tbody>
</table>

PERMITTED USES:

**Use Unit 1:** Area-Wide Uses by Right; limited to Public Uses, including but not limited to Open Space, Trails, and Landscaping Buffer.

**Use Unit 2:** Area-Wide Special Exception Uses; limited to Post Office.

**Use Unit 4:** Public Protection and Utilities Facilities.

**Use Unit 5:** Community Services and Similar Uses; Excluding Day Camp, Emergency and Protective Shelter, Residential Treatment Center, Sanitarium, and Transitional Living Center.

**Use Unit 10:** Off-Street Parking Areas.

**Use Unit 11:** Offices and Studios.

**Use Unit 12:** Eating Places Other Than Drive-Ins.

**Use Unit 13:** Convenience Goods and Services; excluding liquor stores.

**Use Unit 14:** Shopping Goods and Services.

**Use Unit 15:** Other Trades and Services.

**Use Unit 16:** Mini-Storage.

**Use Unit 17:** Automotive and Allied Activities; to include Electric Vehicle Charging Station.

**Use Unit 19:** Hotel, Motel, and Recreational Facilities.

**Use Unit 21:** Business Signs and Outdoor Advertising.

**Use Unit 22:** Research and Development.

**Use Unit 23:** Warehousing and Wholesaling.

**Use Unit 24(a):** Oil and Gas Extraction.

**Use Unit 25:** Light Manufacturing Industry; and Uses Customarily Accessory to the Permitted Principal Uses, provided no exterior storage shall be permitted.

MAXIMUM BUILDING FLOOR AREA RATIO (PROJECT): 0.40

MAXIMUM BUILDING FLOOR AREA RATIO (PER LOT): 0.75

MAXIMUM BUILDING HEIGHT:
Within 200 FT of the West or North PUD Boundaries 48 Feet*

All other buildings 55 Feet*

* Architectural elements (elements extending above the building roofline):
  (i) Within 200 feet from the West (section line) or North boundary lines of the Project shall be permitted 10 additional feet for unoccupied architectural features, subject to Detail Site Plan approval; and (ii) greater than 200 feet from the West or North boundary lines of the Project, shall be permitted up to 20 additional feet for unoccupied architectural features, subject to Detail Site Plan approval.

OFF-STREET PARKING:
As required by the applicable Use Unit of the Tulsa County Zoning Code.

MINIMUM BUILDING SETBACKS:
From the north boundary 90 Feet
From North Pittsburg Avenue** 50 Feet
From East 66th Street North** 50 Feet
From the west (section line) boundary 90 Feet
From the westerly, non-section line boundaries Per-IL-Zoning
Internal streets 25 feet
Internal non-street boundaries 0 feet
From northwest comer of Project, No Buildings West of Pipeline Easement

** Setback shall be measured from the greater of (a) the existing street right-of-way and (b) 1/2 of the ultimate right-of-way per the Major Street and Highway Plan adopted by Tulsa County.

LANDSCAPING REQUIREMENTS:

A minimum often percent (10%) of the total net area of each Lot shall be improved and maintained as internal landscape open space, consisting of sod or planting beds.

Along all streets, each lot shall install and maintain shade trees with an average of one (1) tree per 40 linear feet of street frontage. Parking lots shall install and maintain one (1) shade tree per 10 parking spaces. One (1) additional shade tree shall be installed and maintained per each 10,000 square feet, or fraction thereof, of building floor area. Tree counts shall be rounded to the nearest whole number. A majority of the required trees shall be focused toward the street frontage of the lot.

Ornamental trees may be substituted for shade trees at a 2:1 ratio.

Irrigation shall be provided to all required landscaping.
SIGNs:

INDIVIDUAL GROUND SIGNS:

One (1) ground sign shall be permitted on each lot with frontage on North Pittsburg Avenue with a maximum of one (1) SF of display surface area per linear foot of street frontage and 25 FT in height between the street and the minimum required building setback and 40 FT in height if located behind the building setback. For lots without frontage on North Pittsburg Avenue, one (1) ground sign shall be permitted on each lot with a maximum of one (1) SF of display surface area per linear foot of frontage on an interior street and 15 FT in height. Provided, however, no ground sign shall be located within 150 FT of the west (section-line) or north PUD boundaries.

WALL SIGNS:

Wall signs shall not be permitted to exceed two (2) SF of display surface area per linear foot of building wall to which attached.

PROJECT GROUND SIGNS:

Two (2) Project ground signs along North Pittsburg Avenue may be used to advertise businesses in the Project, each with a maximum of 300 SF of surface display area and 50 FT in height. The Project ground signs shall be permitted in addition to the ground sign permitted within each lot as specified above, provided a minimum of 100 FT of separation shall be met between all ground signs. Project ground signs shall include landscape features.

BUILDING COLORS, MATERIALS AND DESIGN:

The color palette for the overall development shall consist of natural and subdued earth colors and tones. All structural elements such as buildings, walls, fences, accessory structures and signs shall exhibit a cohesive architectural theme and style throughout the Project. The overall development shall incorporate a minimum of two (2) of the following building materials: Brick, stone, concrete, stucco, corrugated, galvanized panels, painted steel or heavy lumber. Primary entrances along major fa9ades shall be clearly defined with fa9ade variances, porticos, roof variation, recesses or other projections or other integral building forms. Building facades facing public streets shall have enhanced architecture by incorporating a minimum of three (3) different building materials, with no more than sixty-five percent (65%) of the total facade being covered with any one (1) single material. Except for windows, doors, other openings, awnings, and covered porches, all buildings shall have a minimum of eight feet (8 FT) of masonry skirting consisting of brick, stone, concrete or stucco applications, including any exterior columns.

SECURITY FENCING:

When security fencing is required adjacent to streets, it will consist of wrought iron, tubular steel, or similar materials.

LANDSCAPE BUFFER AND SCREENING:

Along the west (section-line) and north boundaries of the PUD, a minimum 50 FT-wide landscape screening buffer shall be preserved or installed, and a screening wall or fence meeting or exceeding Tulsa County Zoning Code Section 250 shall be installed, provided, however, the screening wall or fence may be installed along the south or east line, as the case may be, of the required landscape screening buffer. Within this required
landscape screening buffer, landscaping trees shall be preserved or installed with a minimum of 50 FT on center within each lot; preserved trees must measure at 4 IN in caliper and of suitable species and new trees must measure at least 2.5 IN in caliper or 10 FT in height at the time of installation. The details of such landscaping and screening are shown on Exhibit "E".

Exhibit "F" is the Conceptual Landscape Plan.

Required landscaping and screening shall be installed on each lot prior to the issuance of a Certificate of Occupancy for any structure upon the lot. Required landscaping and screening may be further phased if approved as a part of the required PUD Detail Landscape Plan.

LIGHTING:

Within the north 90 FT and the west 90 FT (measured from the section line) of the Project, only building-mounted and bollard style light standards shall be permitted. Light standards shall not exceed 30 FT in height within the remainder of the Project.

All light standards, including building mounted, shall be hooded and directed downward and away from the boundaries of the Project. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in the adjacent north or west property. Topography must be considered in such calculations.

Additionally, as part of the Detail Site Plan Review, an accurate Lighting Plan shall be submitted, illustrating locations of light poles and fixtures. For all lots abutting the west (section line) or north PUD boundaries, the required Lighting Plan shall include a photometric plan illustrating that the lighting for the Project does not exceed 0-footcandles at the west (section line) or north boundaries of the Project. All Project lighting shall otherwise comply with Tulsa County Zoning Code provisions pertaining to lighting.

TRASH AND MECHANICAL AREAS:

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or other equipment provided by franchisee utility holders, including building mounted) shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Trash dumpster areas shall be screened by masonry construction and steel framed doors. The doors shall be covered with an appropriate covering containing a minimum of 90% opacity of the gate frame.

NO OUTSIDE STORAGE:

There shall be no outside storage of recycling material, trash or similar materials outside of a screened receptacle. Truck trailers and shipping containers shall not be used for storage.

ACCESS AND CIRCULATION:

RIGHTS-OF-WAY:

Rights-of-way for North Pittsburg Avenue and East 66th Street North will be dedicated, as necessary, during platting to comply with the Major Street and Highway Plan. All
traffic into the Project will be directed by appropriate signage to use the East 66th Street North corridor. Limits of No Access and access openings will be determined during civil engineering design, permitting, and platting.

PROJECT STREETS:

Interior streets will be public and designed and constructed in accordance with the design requirements of Tulsa County and the TMAPC Subdivision and Development Regulations. Stub streets will be determined during civil engineering design, permitting, and platting.

SIDEWALKS:

Sidewalks will be extended along North Pittsburg Avenue and East 66th Street North as well as along the sides of all interior streets in accordance with TMAPC Subdivision and Development Regulations.

A map of the Access and Circulation for the Project is attached hereto as Exhibit "G", Access and Circulation Plan.

SITE PLAN REVIEW:

§

No Building Permit will be issued for any building within Bird Creek Business and Tech Park until a Detail Site Plan and Detail Landscape Plan for the lot or parcel have been submitted to the Land Use Administrator for Tulsa County and approved as being in compliance with the approved PUD Development Standards.

SECTION III: Supporting Documentation

REGIONAL ENGAGEMENT: The applicant has provided a list of the Regional Outreach Contacts that he has been working with to confirm the need for this type of development in the Tulsa Metropolitan Area.

- Stacy Smith- Tulsa Regional Chamber of Commerce
- Stan Sallee- District 1 County Commissioner
- Mike Craddock- Chief Deputy County Commissioner of District 1
- Michelle Barnett- Partner Tulsa Senior VP of Economic Development
- Ashley Chaney- Partner Tulsa Business Liaison Services Manager
- Austin Britt- Partner Tulsa Economic Development Specialist
- Leisha Pearson- Oklahoma Commerce Dept./ Aerospace and Defense/ ACES Program Manager
- Dan Luton- Programs Director for Oklahoma Center for the Advancement of Science and Technology
- Heather McDowell- Northeast Ok Rep. for Oklahoma Center for the Advancement of Science and Technology
- Kristina Wadley- Oklahoma Manufacturing Alliance

NEIGHBORHOOD ENGAGEMENT:

Staff has received correspondence from surrounding property ownership and the applicant has organized a neighborhood meeting to discuss this rezoning and comprehensive plan change effort.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
Staff Summary: The site is currently located within the Rural Residential / Agricultural designation of the Tulsa County Comprehensive Plan. The proposed use would not be compatible with this designation however, Comprehensive Plan Amendment (TCCP-11) is concurrently proposed for this site, which would change the designation to Industrial. The proposed rezoning would be compatible with this designation.

Land Use Vision:

Land Use Plan map designation: This site is included in the Turley section of the Tulsa County Comprehensive Land Use Plan and was adopted by the Board of County Commissioners in December 2022 and is currently designated as a Rural Residential / Agricultural area.

Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

Industrial (proposed designation in TCCP-11)

This land use category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses.

Areas of Stability and Growth designation: N/A

Transportation Vision:

The snippet on the following page illustrates the existing and planned transportation system surrounding this site. The east side of Highway 75 is the Cherokee Industrial Park that is served by the same transportation network.
Major Street and Highway Plan:

North Pittsburg Ave is designated as a Residential Collector.

East 66th St North is designated as a Secondary Arterial.

North Harvard Avenue is undeveloped; however, it is considered a secondary arterial street in the Tulsa Major Street and Highway plan. The planned location of this arterial street is along the west boundary of the subject tract and is partially inside the Tulsa fence line. The fence line is 70 feet wide and is the east 70 feet of the west 86.5 feet of the subject tract.

When Harvard is fully developed, and the right of way is dedicated the building setback will be 35 feet as defined in current zoning code standards. 200 feet of AG zoned land as measured from the section line will provide approximately 78.5 feet of area for home or building construction between the future North Harvard Avenue street setback and the rear zoning line.

Trail System Master Plan Considerations: The Go Plan calls for a side path to be constructed along E 66th St N as well as indicating a sidewalk gap along E 66th St N.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant, forested land with evidence that a portion of the property has been excavated or mined.

Environmental Considerations: None

Topography and soils:

The Custom Soil Resource Report for Tulsa County, Oklahoma, published by the United States Department of Agriculture/Natural Resources Conservation Services provides that the Property contains Niotaze-Bigheart-Rock outcrop complex, 3% - 15% slopes (approximately 55% of Project), Dennis Silt Loam, 1% - 3% slopes (approximately 25% of Project), Dennis Silt Loam, 3%- 5% slopes, eroded (approximately 10% of Project), and Coweta-Bates Complex, 3% - 5% slopes, Dennis-Radley Complex, 0% - 12% slopes, and Okemah- Parsons-Pharaoh complex, 0% - 1% slopes, very stony (balance of site). Any development constraints associated with these soils will be addressed during the engineering design, permitting, and platting of the Project.

Existing topography and soils are represented on Exhibit "H", Existing Topography and Soils attached hereto.
Streets:

<table>
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<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
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<td>E 66th St N</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>4</td>
</tr>
<tr>
<td>N Pittsburg Ave</td>
<td>Residential Collector</td>
<td>60 Feet</td>
<td>2</td>
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</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available. Exhibit "I" illustrates existing and proposed utility infrastructure improvements anticipated.

There is a 24-inch (24 IN) waterline along the west side of North Pittsburg Avenue and north side of East 66th Street North, which has sufficient capacity to serve the Project. Part or all of the site may be located within the Washington County Rural Water District #3 water service area. Ultimate water service is to be determined during civil engineering design, permitting, and platting.

Sanitary sewer lines are located east of U.S. Highway 75 and to the southwest in O'Brien Park and will have to be extended to serve the site. Internal storm sewers and onsite stormwater drainage and detention facilities will be constructed to serve the development. Maintenance of the stormwater drainage and detention facilities will be the responsibility of the mandatory property owners' association. Ultimate sanitary sewer and storm sewer design will be determined upon civil engineering design, permitting, and platting.

SCHEDULE OF DEVELOPMENT:

The development within Bird Creek Business and Tech Park is planned to begin within the Summer of 2023, after approval of the planning and development, platting and Detail Site Plan approval.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>TCCP-11 Proposed Land Use Designation</th>
<th>Existing Use</th>
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<td>North</td>
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</table>

SECTION III: Relevant Zoning History

History: CZ-535

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.
Surrounding Property:

CBOA-351 April 1983: The Board of Adjustment approved a Variance to permit two dwelling units (2 mobile homes) per lot of record, on property located at South of the SE corner of 76th Street North and Pittsburg Avenue.
LEGAL DESCRIPTION:

The Legal Description for the Project is as follows:

THE FOLLOWING DESCRIPTION IS TAKEN FROM THE GENERAL WARRANTY DEED, RECORDED JUNE 12, 2006 AS DOCUMENT # 2006066401 (NORTH TRACT) AT THE TULSA COUNTY CLERK’S OFFICE, AND THE GENERAL WARRANTY DEED, RECORDED JANUARY 27, 2006 AS DOCUMENT # 2006010613 (SOUTH TRACT) AT THE TULSA COUNTY CLERK’S OFFICE:

NORTH TRACT:

THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND:

SOUTH TRACT:

Subject Tract

PUD-865
21-13 33

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021
Section line and west line of subject tract

Staff recommends excluding the west 200 feet of the subject tract from the IL and PUD zoning request.

70' wide Tulsa fence line. West boundary is 16.5 feet from the section line.

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
SUBJECT TRACT

Tulsa County Land Use Plan

Area - Turley

- Rural Residential/Agricultural
- Rural Commercial
- Parks and Open Space
- Public/Semi-Public
- Industrial
- 100 Year Floodplain

PUD-865

E 66TH ST N

0 350 700 Feet

21-13 33

9.18
Bird Creek Business and Tech Park

APPROXIMATELY 173 ACRES
NORTH AND WEST OF THE NORTHWEST CORNER OF EAST 66TH STREET AND NORTH PITTSBURG AVENUE

TULSA COUNTY, OKLAHOMA

SITE

TULSA COUNTY

DECEMBER 2022

OWNER:
JOHN PARKS

APPLICANT:
ELLER & DETRICH, P.C.
2727 EAST 21ST STREET, SUITE 200
TULSA, OKLAHOMA 74114
(918) 747-8900

CONSULTANT:
TANNER CONSULTING
5323 S LEWIS AVE.
TULSA, OKLAHOMA 74105
Bird Creek Business and Tech Park

EXHIBIT “A”
AERIAL PHOTOGRAPH
Bird Creek Business and Tech Park

EXHIBIT “B”
EXISTING ZONING
DATA OBTAINED FROM INCOG ZONING GIS MAP (ONLINE), ACCESSED DECEMBER 13, 2022
Bird Creek Business and Tech Park

EXHIBIT "C"

PROPOSED ZONING
DATA OBTAINED FROM INCOG ZONING GIS MAP(ONLINE), ACCESSED DECEMBER 13, 2022
Bird Creek Business and Tech Park

EXHIBIT "D"

CONCEPTUAL SITE PLAN
SITE PLAN CONCEPT AS OF DECEMBER 13, 2022
Bird Creek Business and Tech Park

EXHIBIT "E"
LANDSCAPE BUFFER AND SCREENING

50' LANDSCAPE SCREENING BUFFER
- Trees shall be installed or preserved at a rate of 1 per 50'.
- New trees to be 2.5" caliper or 10' minimum
- Preserved trees to be 4" caliper minimum.

BUILDING SETBACK
- No buildings west of pipeline easement.
- 200' building setback from west section line and 90' from north property line.

Existing vegetation

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE
Bird Creek Business and Tech Park

EXHIBIT "F"
CONCEPTUAL LANDSCAPE PLAN

10% of each lot area shall be landscaped open space.

Trees shall be planted along street frontages at a rate of 1 per 40'.

One shade tree shall be planted for each 10,000sf of building.

Developer to install landscape features at the development entries along N. Pittsburg Ave.

NOT TO SCALE
NORTH
Bird Creek Business and Tech Park

EXHIBIT "G"
ACCESS AND CIRCULATION PLAN
Bird Creek Business and Tech Park

EXHIBIT “H”
EXISTING TOPOGRAPHY AND SOILS
SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED DECEMBER 6, 2022
Bird Creek Business and Tech Park

EXHIBIT "I"
EXISTING AND PROPOSED UTILITIES
EXISTING UTILITIES PER FIELD SURVEY DATA/ GIS

LEGEND
- EXISTING WATER LINES
- PROPOSED WATER LINES
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- HYDRANT

NOT TO SCALE
NORTH
Dear Dwayne: Attached are letters supporting the Project from various neighbors. Mr. Lopez had originally signed a letter stating he was against the Project. But after meeting with the Seller and the Buyer, he learned more about the project and changed his mind. Let me know if you have any questions. Best regards, Lou Reynolds

R. Louis Reynolds

Eller & Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533
☎ (918) 747-8900 phone
☎ (866) 547-8900 toll free
☎ (918) 392-9407 e-fax
✉ LReynolds@EllerDetrich.com

http://www.EllerDetrich.com/

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Please consider the environment before printing this e-mail! ~ Thank you!
I, ANTONIO LOPEZ, do not oppose the zoning change for the property owned by Wisdom Ministries at the corner of 66th Street North and Pittsburg Ave. with the Planning Commission Case # C2-535.

ANTONIO LOPEZ
PRINT

[Signature]
SIGN.

[Date] 10/24/22
DATE

7012 N. PL 2508
ADDRESS

913 875 4045
PHONE
I, Lyndon Gott, do not oppose the zoning change for the property owned by Wisdom Ministries at the corner of 66th Street North and Pittsburg Ave. With the Planning Commission Case # C2-535.

Lyndon Gott
Printed

Lyndon Gott
Signature

10/03/52
Date

RT & BD 325 A
Address Pittsburg Ave
(913) 462-4553
Phone
I, Floyd Addison, do not oppose the zoning change for the property owned by Wisdom Ministries at the corner of 60th Street North and Pittsburgh Ave, with the Planning Commission Case # CZ-535.

Floyd Addison  
Print

Floyd Addison  
Sign  
10/23/12  
Date

6924 N. Pittsburgh Ave  
Address  
418-688-7780
Dear Dwayne:  Attached is a letter supporting this matter.  Best, Lou Reynolds

R. Louis Reynolds

Eller Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

☎️ (918) 747-8900 phone
☎️ (866) 547-8900 toll free
☎️ (918) 392-9407 e-fax
✉️ LReynolds@EllerDetrich.com

http://www.EllerDetrich.com/

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Please consider the environment before printing this e-mail! ~ Thank you!
Tulsa Metropolitan Area Planning Commission  
c/o INCOG  
Attn: Dwayne Wilkerson  
2 West 2nd Street  
Tulsa, OK 74103

Re: TMAPC Cases CZ-535, TCCP-11, and PUD-865 (the "Project")

Dear Mr. Chairman:

We at the Tulsa Regional Chamber have been made aware of the Project filed by Tetra Ok Holdings, LLC and have discussed with John Parks the plans for the Bird Creek Business and Tech Park.

The Tulsa Metropolitan Area has a need for new construction of light industrial spaces like the proposed Bird Creek Business and Tech Park. The overall vacancy rate of existing spaces for the area is 3.7% with a vast majority of that space consisting of properties that are not suitable or desired by many large end user tenants. Expanding existing industrial and commercial areas will create much needed opportunities for Tulsa to attract these types of tenants, giving upward mobility to our wage scale and allowing the area labor force to continue to trend in a positive direction.

The Chamber has reviewed the development plans in the Applicant’s proposed Planned Unit Development and is highly confident in committing the Chamber’s full support to the Project. The Project furthers the vision of growth and prosperity we all share for the Tulsa area and we respectfully request that the TMAPC approve the applications for the Bird Creek Business and Tech Park.

Sincerely,

Arthur L Jackson III

Arthur Jackson  
SVP, Economic Development  
Tulsa Regional Chamber - Tulsa’s Future
I, Beverly B. Meachem, do not oppose the zoning change for the property owned by Wisdom Ministries at the corner of 66th Street North and Pittsburg Ave., with the planning Commission Case # C2-535.

Beverly B. Meachem
SIGN/PRINT

6917 N. Pittsburg Ave
ADDRESS

918 361-8689
PHONE

11-8-2022
DATE
### Case Report Prepared by:

Dwayne Wilkerson  
Amended history section III

### Case Number:

Z-7691

### Hearing Date:

February 1st, 2023

### Owner and Applicant Information:

Applicant: Grady Whitaker  
Property Owner: D and B Holdings Inc.

### Location Map:

(shown with City Council Districts)

![Location Map](image)

### Applicant Proposal:

**Present Use:** Industrial - Metal Processing  
**Proposed Use:** Industrial - Metal Processing  

**Concept summary:** The subject property was annexed into the City Limits of Tulsa with AG designation and has never been changed. The site appears to have been used as a light or moderate industrial use.

**Tract Size:** 2.55 acres + acres  
**Location:** This site is in Wagoner County but in the City Limits of Tulsa and located North and East of the Northeast corner of East 11th Street South & South 193rd East Avenue on 6th street.

### Zoning:

**Existing Zoning:** AG  
**Proposed Zoning:** IM

### Comprehensive Plan:

**Land Use Map:** Employment  
**Stability and Growth Map:** Area of Growth

### Staff Recommendation:

Staff recommends approval of IM without an optional development plan.

### Staff Data:

TRS: 9413  
CZM: 50, 40

### City Council District:

6  
**Councilor Name:** Christian Bengel

### Wagoner County Commission District:

1  
**Commissioner Name:** James Hanning
SECTION I: Z-7691

DEVELOPMENT CONCEPT: The subject property was annexed into the City Limits of Tulsa with AG designation and has never been changed. The site and buildings on the property are being used for industrial purposes. The applicant has stated that the business is planning an expansion that cannot be achieved with the AG zoning.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits: None provided.

DETAILED STAFF RECOMMENDATION:

The subject tract and surrounding properties are located within an Employment Land Use designation in the City of Tulsa Comprehensive plan. The site was annexed into the City of Tulsa with AG zoning and is not part of a small area plan that might provide additional guidance and,

Zoning compliance has not been determined by the City of Tulsa however staff is confident that the uses allowed in an IM district are consistent with the existing and planned uses on the site.

The normal IM zoning district along with normal supplemental regulations are compatible with the surrounding proximate properties and,

Staff anticipates a wide range of industrial uses that may produce some moderate adverse land use or environmental impacts in terms of their operation and appearance and,

The optional development plan that was contemplated by the applicant in the original application is not necessary at this location and staff supports IM zoning on the subject property therefore,

Staff recommends Approval of Z-7691 to rezone property from AG to IM without an optional development plan.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Industrial zoning categories are generally consistent with Employment land use designation. The Tulsa Comprehensive plan does not provide clear guidance for locating moderate or heavy industrial uses. This unplatted neighborhood has been an established industrial area for decades and its anticipated expansion is consistent with the expected development pattern on the west, north and east.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing, and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse
retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Areas of Stability and Growth designation: Area of Growth
The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None except that property was annexed in 2001 as AG zoned property and has never been rezoned.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary:

The property has two single story metal buildings with gravel parking and outdoor storage area. The building and site development is similar to the other industrial sites that have been developed along 6th Street. The zoning code requires setbacks from AG and R zoned districts. In this instance the rezoning will create a non-conforming building because the adjacent properties are all zoned AG.

See snippet below from northeast corner looking south:
Environmental Considerations: None that would affect site redevelopment.

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 6th Street South</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available with services to the existing building.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
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<td>Growth</td>
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</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Employment</td>
<td>Growth</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

Subject Property:

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property. Ordinance number 20244 dated November 20, 2001 established zoning for the subject property.
No records could be found for the subject property or properties within 300 ft of the subject property other than the ordinance above which annexed this property (as well as many others into the City of Tulsa’s corporate limits from Wagoner County).

Wagoner County was subsequently contacted to see if there were any records for this property prior to its annexation into the City of Tulsa. Staff was directed to the plats of the property: Port Area Industrial Park Plat (approved 1980) and Port Area Industrial Park Replat (approved 1984). Both plats list a restriction and/or limitation that states “All lots in the tract shall be known, described, and used as general commercial and industrial lots. Seeing as zoning was not established in Wagoner County until July of 1981, it would appear that the covenant or deed restriction listed on the plat to restrict the land to commercial general and industrial uses was not only used to regulate development but continued to run with the land even though it may not have been enforceable due to the introduction of the new code. Additionally, as Wagoner County’s original mylar zoning map shows the subject property and the surrounding subdivision as having AG zoning and the ordinance that annexed this land into the City of Tulsa’s corporate limits indicated that all properties included in this ordinance were zoned AG and remained AG upon their annexation, it would appear that the land was never been re-zoned and is therefore non-conforming.

**Surrounding Property:**

**Z-7592 March 2021:** All concurred in approval of a request for rezoning a 1± acre tract of land from AG to IH on property located North & East of the Northeast corner of East 11th Street South & South 193rd East Avenue, Wagoner County.

**Z-7567 October 2020:** All concurred in approval of a request for rezoning a 1± acre tract of land from AG to IH on property located North & East of the Northeast corner of East 11th Street South & South 193rd East Avenue on 6th Street.
Subject Tract
19-15 06

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

Subject Tract
19-15 06

Z-7691
**Tulsa Metropolitan Area Planning Commission**

<table>
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<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Case Number:</strong> Z-7692</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwayne Wilkerson</td>
<td><strong>Hearing Date:</strong> February 1st, 2023</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Owner and Applicant Information:</strong></th>
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</thead>
<tbody>
<tr>
<td><strong>Applicant:</strong> Trisha White</td>
</tr>
<tr>
<td><strong>Property Owner:</strong> 80% CHANCE OF SUNSHINE LLC</td>
</tr>
</tbody>
</table>

**Location Map:** (shown with City Council Districts)

**Applicant Proposal:**

**Present Use:** Vacant

**Proposed Use:**
- Residential Household Living
  - Two households on a single lot (duplex)

**Concept summary:** Rezoning request for possible duplex development.

**Tract Size:** 0.16 ± acres

**Location:** 238 E. Young Place:
- East of the Southeast corner of Martin Luther King Jr Boulevard and East Young Place

**Zoning:**
- **Existing Zoning:** RS-3
- **Proposed Zoning:** RS-4

**Comprehensive Plan:**
- **Land Use Map:** Existing Neighborhood
- **Stability and Growth Map:** Area of Stability

**Staff Recommendation:**
- Staff recommends approval.

**Staff Data:**
- TRS: 0225
- CZM: 28

**City Council District:** 1
- **Councilor Name:** Vanessa Hall-Harper

**County Commission District:** 1
- **Commissioner Name:** Stan Sallee
DEVELOPMENT CONCEPT: The existing lot is 50' wide and approximately 140 feet deep. The lot width dimension is non-conforming for RS-3 lot. RS-3 minimum lot width is 60 feet. RS-4 minimum lot width is 50 feet. The applicant has applied for rezoning for two reasons.

1) Change the zoning classification so the lot can match the RS-4 lot standards.
2) RS-4 zoning provides an opportunity to build a duplex if approved at the board of adjustment with a special exception approval.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits: None included.

DETAILED STAFF RECOMMENDATION:

The uses along with the lot and building regulations defined in the RS-4 zoning district is consistent with the Tulsa comprehensive plan for an existing neighborhood land use designation and,

All of the surrounding property owners are zoned RS-3 however all of the lots in the block and on both sides of East Young Place between Martin Luther King Jr. Boulevard are 50' wide lots. This zoning designation is consistent with the lot size that was originally platted and,

Z-7692 is in the Unity Heritage neighborhood sector plan which was adopted as part of the Tulsa Comprehensive Plan in 2016. Part of that plan goal is to provide a mix of housing opportunities. This area is included in the medium density residential area identified in the sector plan. The zoning classification is consistent with that goal therefore,

Staff recommends Approval of Z-7692 to rezone property from RS-3 to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Lot and building regulations in the RS-4 district are consistent with the Unity Heritage Neighborhoods Neighborhood plan and the Existing Neighborhood land use designation.

Land Use Vision:

Planitulsa Land Use Plan map designation: Existing Neighborhood

The Existing Neighborhood category is intended to preserve and enhance Tulsa’s existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Unity Heritage Neighborhood Plan for Medium density residential areas: 

REVISED 1/24/2023
These areas generally include detached single-family houses representative of the traditional neighborhood pattern. Lot sizes tend to be consistent, though the scale of housing varies. Throughout the area, medium density residential area could include small townhouses or apartment buildings, through such development should be integrated into the character of the neighborhood in terms of scale and form.

*Plan iTulsa Areas of Stability and Growth designation: Area of Stability*

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Small Area Plan:** Unity Heritage Neighborhoods Sector Plan

The Unity Heritage Plan was adopted in 2016 and adopted 8 goals and 58 implementation measures. About 45% of those implementation measures are complete or ongoing as of July 1, 2020.

**Special District Considerations:** The Unity Heritage Neighborhoods plan recognizes appropriate infill and suggest new building construction similar to the existing neighborhood scale and form.

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary:* The property is vacant, and the house has been removed see image below.

![Image of a residential area with houses, vacant lots, and trees.]  

**Streets:**
Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<td>Area of Stability</td>
<td>Residential</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7692

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

Subject Property:

SA-3 April 2018: All concurred in approval at Tulsa City Council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

Surrounding Property:

Z-7480 July 2019: All concurred in approval of a request for rezoning a 0.15+ acre tract of land from RS-4 to RS-5 on property located Northwest corner of West King Street and North Main Street.

SA-3 April 2018: All concurred in approval at city council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

BOA-15327 December 1989: The Board of Adjustment approved a Variance to permit the required 20’ setback from Detroit Avenue to 11’, on property located at NW/c North Detroit and East Young Street.
Note: Graphic overlays may not precisely align with physical features on the ground.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD

Land Use Plan Categories:
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor
Growth and Stability

Area of Growth
Area of Stability

Z-7692
20-12 25
**Tulsa Metropolitan Area Planning Commission**

**Case Number:** Z-7693  
**Hearing Date:** February 1st, 2023

**Case Report Prepared by:**  
Dwayne Wilkerson

**Owner and Applicant Information:**  
**Applicant:** Trisha W. White  
**Property Owner:** 80% CHANCE OF SUNSHINE LLC

**Location Map:**  
(shown with City Council Districts)

![Location Map](image)

**Applicant Proposal:**  
**Present Use:** vacant  
**Proposed Use:** Residential redevelopment as allowed in the RS-5 district.  
**Concept summary:** Reconfigure lots for site redevelopment.  
**Tract Size:** 0.65 ± acres  
**Location:** 3 lots South of the Southeast corner of East Virgin Street and North Frankfort Avenue

**Zoning:**  
**Existing Zoning:** RS-4  
**Proposed Zoning:** RS-5

**Tulsa Comprehensive Plan:**  
**Land Use Map:** Existing Neighborhood  
**Stability and Growth Map:** Area of Stability  
**Unity Heritage Neighborhoods Plan**

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 0225  
CZM: 28

**City Council District:** 1  
**Councilor Name:** Vanessa Hall-Harper  
**County Commission District:** 1  
**Commissioner Name:** Stan Sallee

REVISED 1/24/2023
**SECTION I: Z-7693**

**DEVELOPMENT CONCEPT:** The existing lots exceed the minimum lot standard for RS-4 and RS-5. The parcels are at the end of a block and well suited to integrate smaller lots into the neighborhood without disturbing the character of the area. RS-5 minimum lot width is 30 feet. The applicant has applied for rezoning for two reasons.

1. Change the zoning classification so the parcels can be redeveloped to provide a variety of housing options
2. Repurpose vacant properties.

**EXHIBITS:**
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Dunbar Neighborhood Associations support letter
  - Ute Project packet (about 11 pages)
  - Neighborhood flyer

**DETAILED STAFF RECOMMENDATION:**

The uses along with the lot and building regulations defined in the RS-5 zoning district is consistent with the Tulsa comprehensive plan for an existing neighborhood land use designation and

All of the surrounding property owners are zoned RS-4 and include a wide variety of lot sizes. RS-5 lot sizes are smaller than most of the lots in the area however the variety of lot sizes does not establish a pattern that would be disruptive to the neighborhood character and,

The subject tracts identified in Z-7693 are in the Unity Heritage neighborhood sector plan which was adopted as part of the Tulsa Comprehensive Plan in 2016. Part of that plan goal is to provide a mix of housing opportunities and,

This area is included in the medium density residential area identified in the sector plan. The zoning classification is consistent with that goal and,

The applicant has provided evidence that she has engaged in a neighborhood engagement process therefore,

Staff recommends Approval of Z-7693 to rezone property from RS-4 to RS-5.

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

- **Staff Summary:** Lot and building regulations in the RS-5 district are consistent with the Unity Heritage Neighborhoods Neighborhood plan and the Existing Neighborhood land use designation.

- **Land Use Vision:**

  **Land Use Plan map designation:** Existing Neighborhood
The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Stability
The Areas of Stability includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Lot and building regulations in the RS-5 district are consistent with the medium density residential vision of the Unity Heritage Neighborhoods Neighborhood plan and the Existing Neighborhood land use designation.

Land Use Vision:

Tulsa Comprehensive Plan land use map designation: Existing Neighborhood
The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Unity Heritage Neighborhood Plan for Medium density residential areas:
These areas generally include detached single-family houses representative of the traditional neighborhood pattern. Lot sizes tend to be consistent, though the scale of housing varies. Throughout the area, medium density residential area could include small townhouses or apartment buildings, through such development should be integrated into the character of the neighborhood in terms of scale and form.

Tulsa Comprehensive Plan Areas of Stability and Growth designation: Area of Stability
The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:
Major Street and Highway Plan: None

Small Area Plan: Unity Heritage Neighborhoods Sector Plan

The Unity Heritage Plan was adopted in 2016 and adopted 8 goals and 58 implementation measures. About 45% of those implementation measures are complete or ongoing as of July 1, 2020.

Special District Considerations: The Unity Heritage Neighborhoods plan recognizes appropriate infill and suggest new building construction similar to the existing neighborhood scale and form.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject properties are vacant and buildings have been removed.

See snippet below: View is from northwest corner looking southeast.

Environmental Considerations:

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</tr>
<tr>
<td>East Ute Street</td>
<td>Residential Street</td>
<td>50'</td>
<td>2</td>
</tr>
</tbody>
</table>
Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>RS-4</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>RS-4</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>Residential</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: Z-7693

Subject Property:

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

SA-3 April 2018: All concurred in approval at Tulsa City Council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

BOA-13884 December 1985: The Board of Adjustment denied a Special Exception to permit a home occupation (car repair shop) in an RM-1 zoned district, on property located at 504 East Ute Street.

Surrounding Property:

SA-3 April 2018: All concurred in approval at city council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

BOA-22113 August 2016: The Board of Adjustment approved a Special Exception to permit a manufactured home in the RS-4 district & a Special Exception to extend the one-year time limit on manufactured homes to allow the home permanently, on property located at 517 E. Ute Street North.

BOA-16094 August 1992: The Board of Adjustment denied a Special Exception to permit a church in a residential district, on property located at 439 E. Ute.
**BOA-10413 April 1979:** The Board of Adjustment **approved** a *Variance* to permit building across a lot line in an RS-3 District, on property located at 436 East Virgin Street.

**BOA-6826 November 1970:** The Board of Adjustment **approved** a *Special Exception* to permit using property for church purposes in an RM-1 district, on property located at 548 East Virgin Street.

**BOA-5968 August 1968:** The Board of Adjustment **approved** a *Special Exception* to permit off-street parking for church purposes in a U-1C district, on property located at the SW corner of Frankfort Place and Virgin Street.
SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD

Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

Z-7693
20-12 25
Subject Tract

Z-7693

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

12.9
Note: Graphic overlays may not precisely align with physical features on the ground.
Growth and Stability

Area of Growth

Area of Stability

Z-7693
20-12 25
On behalf of The Dunbar Neighborhood Association, it is our pleasure to submit a letter of support for your Ute Street Development. We believe by extending our name and support to you; in the spirit of true collaboration and strong partnership, will allow our community to move forward in a positive manner.

The Dunbar Neighborhood understands the value of real estate development in our neighborhood and its impact on Black Americans across the City. This project is key to encouraging more developers and more Black businesses to come North. We believe this development is a step in the right direction and will bring the community together to provide an increase in homeownership and foster a true economic investment.

A healthy and vibrant Dunbar Neighborhood is important, not only important to North Tulsa, but to all of Tulsa. In closing, I want to say thank you for the opportunity to be involved in this groundbreaking project.

Sincerely,

Bill White
Bill White, President
Dunbar Neighborhood Association
STEPPING STONES HOMES

Ute Project
Where?

THE SITE:
501 & 507 UTE ST. & 514 UTE PL. NORTH, TULSA

- 28,430 SQ FT (0.65 acres)
- 3 adjacent lots
- Unity Heritage Neighborhood
- Meadowbrook Addition
- Low-Density, Mixed Use Residential (RS4)
Site Location
Site Strengths

LAND ITSELF
- Vacant
- In possession
- Clear title

LOCATION
- Road Access on 3 of 4 sides
- Existing sidewalks
- 2.6 miles to downtown (7 min)
- Easy access to multiple highway systems
- Close to Burroughs, Emerson, KIPP, Carver, BTW

UNITY HERITAGE NEIGHBORHOOD PLAN
- Existing City of Tulsa Master Plan
WHAT?

Site Concept

- New Construction Rental Development
- 6 Single-Level Duplexes, Total of 12 Doors
  - 12 2 Bedroom, 20 Bathroom
  - (6) 3 Bedroom, 2 Bathroom
- On-site Property Manager
- Private Driveway Parking for Two Vehicles
- Outdoor Living Space
- Rezone
Unity Heritage Neighborhood Plan

Funding incentives for multi-family design

Address vacant land

Reflect contemporary housing demand
Unity Heritage Neighborhoods Plan
Implementation Update

Adopted in 2016, the Unity Heritage Neighborhoods Plan identified eight goals and 58 implementation measures (including sub-measures). About 45% of those implementation measures are Complete or Ongoing as of July 1, 2020.
THE UNITY HERITAGE AREA: HIGHLIGHTS

RESIDENTIAL / MIXED USE
- Single-Family Attached & Detached
- Multi-Family Housing

ACCESS TO TRANSPORTATION
- 0.7 Miles to Bus Rapid Transit (Virgin & Peoria)
- Walkable (sidewalks)
- 5 Bus Transit Lines w/ Monday - Saturday Service
**PARKS / RECREATION**

Within 2 miles:
- Osage Prairie Trail
- Lacy Park Community Center
- B.S. Roberts Park
- Hutcherson Branch YMCA
- B.C. Franklin Park

**HIGHER ED / COMMERCE / EMPLOYMENT**

Within 5 miles:
- OSU-Tulsa + Langston University + TCC + Tulsa Vo-Tech
- Oasis Market / The Shoppes on Peoria
- QuikTrip / Various Fast Food Restaurants
- Lansing Business Park / EMSA
- Greenwood District Businesses
- Osage Casino & Hotel
Neighborhood Amenities
TARGET MARKET

FAMILY MAKEUP
- Young Professionals
- Small Families
- Empty Nesters

MIXED INCOME
- 80/20
- (9) Market Rate
- (3) 60% > AMI
- Income range: $41,175 to $100,000

CURRENT OCCUPANCY
- 44% of area households are renters
  
  Source: Zumper

MEDIAN AREA RENTS
- $1,324 (3 bed)
- $1,001 (2 bed)
  
  Steady increase (12% 2021)
  
  Source: Zumper, TAEQ

12.23
Dear Neighbor:

Great News!

In the upcoming weeks you will receive a letter from INCOG/City of Tulsa that informs you of new residential development coming to your area. We have requested to rezone, lot split, or receive a special exception regarding vacant land. This development is much needed and will assist increasing the value of your neighborhood.

If you have any questions, please contact us at 80percentcs@att.net or 918-313-5928

Thank you,

80% Chance of Sunshine, LLC
d/b/a Stepping Stones Homes
238 E. Young Pl., N.

80% Chance of Sunshine, LLC
d/b/a Stepping Stones Homes
501 & 507 E. Ute St. N., and 514 E. Ute Pl., N.

80% Chance of Sunshine, LLC
d/b/a Stepping Stones Homes
795 E. Pine Pl., N.

12.24